



**GRASSROOTS**  
REALTY GROUP

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**1103, 128 2 Street SW  
Calgary, Alberta**

**MLS # A2196240**



**\$365,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	485 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** All furniture in the unit are included except the wardrobe in the Master bedroom.

Experience modern urban living in this stylish downtown apartment. Featuring an open-concept design, quartz countertops, stainless steel appliances, and a gas cooktop, this space blends luxury with functionality. Enjoy a tiled bathroom, in-suite laundry, and a spacious balcony with a BBQ hookup. Ideally located near Prince's Island Park, the Bow River, top restaurants, transit, and shopping, this unit offers unmatched convenience. Perfect as a starter home, investment, or chic retreat. The building boasts premium amenities, including 24-hour concierge, a gym, hot tub, pool table, guest suite, and secure underground parking with a storage locker. Live effortlessly in a space that combines hotel-style convenience with home-like comfort.