

902, 200 La Caille Place SW  
Calgary, Alberta

MLS # A2215645



## \$449,900

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 879
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** N/A

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS!\* Welcome to executive RIVER-FRONT living AT CHATEAU LA CAILLE! Nestled in one of the most COVETED LOCATIONS in Eau Claire, this prestigious residence offers IMMEDIATE ACCESS to the Bow River, scenic pathways, and vibrant Kensington. This BEAUTIFULLY RENOVATED 1-Bedroom unit boasts nearly 1,000 sq ft &ndash; one of the largest 1-bedroom floorplans available on the market today. Step into the spacious front foyer with multiple closets, and beyond into the OPEN-CONCEPT living space with ENGINEERED HARDWOOD flooring. The updated kitchen features new cabinetry, QUARTZ countertops, tiled backsplash, dual sinks, stainless steel appliances, and lots of island space with breakfast bar seating. A large dining area leads to a PRIVATE SOUTH-FACING BALCONY. Open and bright, the spacious living room boasts a GAS FIREPLACE WITH MANTLE and large windows. The large bedroom includes a spacious closet, and the RENOVATED 4-piece bathroom includes an oversized vanity with QUARTZ counters and fully-tiled tub/shower. A large in-suite laundry room, titled indoor parking and extra private storage locker complete this home. Chateau La Caille is an executive condo building with a FULL-TIME CONCIERGE SERVICE (one of the best in the city) and an UNBEATABLE LOCATION along the banks of the BOW RIVER, within easy walking distance of Prince's Island Park, Kensington, the Downtown Core, and some of Calgary's BEST RESTAURANTS & CAFES, including Al Forno Bakery, Buchanan's Chop House, and Hutch Cafe. With quick access to Bow Trail & Memorial Drive, you can be anywhere in the city in no time. Your new home awaits &mdash;Book your

private showing today!