

**606, 205 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2179514



\$340,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	793 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Breakfast Bar, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 625

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

**** Open House, Sunday, November 24, 1-3pm **** Wake up with breathtaking views and the vibrant lifestyle of riverside living! This 6th-floor condo, steps from the Eau Claire river pathways, offers unobstructed vistas of the Centre Street Bridge and Bow River, with an east-facing orientation that floods the home with beautiful morning light. Spanning 793 sq ft, this spacious 1-bedroom plus den/office unit features 9-ft ceilings that enhance the open, airy feel. The primary suite is a true retreat, complete with a walk-in closet and a 4-piece ensuite bath. Hard flooring throughout, a cozy gas fireplace, and sliding French doors leading to a private balcony elevate the living space. The wrap-around kitchen combines function and style with stainless steel appliances, an eat-up bar, and ample counter space. Additional conveniences include in-suite laundry, a storage room, a secure single underground parking stall, and a prime location near river pathways and downtown Calgary. Don't miss the chance to own this exceptional property with unbeatable views and a premium lifestyle. Call today to book your private viewing!