

617, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2180031



\$299,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	660 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Amazing Value! Welcome to the "Waterfront", in the heart of our vibrant city. Steps from +15 access and walking distance to downtown amenities, shopping and the beautiful Calgary riverfront, the location can't be beat. This one bedroom and one bathroom condo has been well maintained for a fresh and bright feel. Walking in you will be greeted with a complete kitchen, including Electrolux gas range, Electrolux Icon oven and built in Sub-Zero fridge. It's worth noting that Range, Washer and Dryer the appliances are not condo sized - but rather full size. Featuring beautiful flooring throughout the living room, plus a toasty gas fireplace to keep you warm in the winter. The sunny patio is perfect for your morning coffee before you head down to visit the buildings amenities, including a fitness centre with full weight rack, sauna and theatre. This unit comes with assigned parking conveniently located on P2 and a storage unit right on the same level as the home. Convenience all around, the building also features a car wash, guest parking, a communal rooftop garden on the 7th floor, a party room and guest suite. Concierge is on site 8am-8pm as well as 24 hour security for your Skip the Dishes & Amazon deliveries. If you are looking for the ultimate blend of comfort and convenience, this home is perfect for you! Don't hesitate and contact your Realtor to book a showing today!