

**357, 333 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2204412**



**\$299,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 744
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** None

This stunning third-floor condo offers unobstructed views of the Bow River and the surrounding parks, making it a perfect retreat in the heart of the city. With walking and biking paths right outside your door, you can enjoy the natural beauty of the river or simply soak in the scenery from nearly every room—including the private balcony. The open-concept layout features gleaming laminate flooring throughout main areas and high ceilings. Kitchen is open to dining area and living room and finished with granite countertops, maple shaker style cabinets and stainless steel appliances. A cozy gas fireplace adds a warm ambience to the living room resulting in the perfect spot to unwind after a long day. Two spacious bedrooms situated on opposite sides of the unit for added privacy. The primary bedroom boasts a walk-in closet and a luxurious ensuite bath, while the second bedroom is conveniently located next to another full bathroom. You'll love the convenience of indoor parking, an indoor storage unit, bike storage, and access to a banquet room for hosting larger gatherings. Condo fees include heat, adding extra value and comfort. Ideally located within walking distance to a variety of shops and restaurants, and just steps from Prince's Island Park, Olympic Plaza, the Calgary Tower, the Central Library, and the CORE Shopping Centre. Enjoy easy access to the +15 through the Harry Hays building across the street, and a private garden plot in East Village Community Centre, and its vibrant dining and retail scene, the BMO Centre, and the nightlife of 17th Avenue. With quick connections to transit, Memorial Drive, Deerfoot Trail, and the added bonus of free-fare LRT travel within downtown, this condo truly combines luxury, convenience, and location.