



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

231, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2213821



\$474,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	953 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 864
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Waterfront - a prestigious development perfectly situated between Calgary's downtown core and Prince's Island Park, offering a seamless live, work, and play lifestyle. This exclusive unit is located in the Flats portion of the building features two private elevators and same-floor storage, sparing you the need to use the parkade. This immaculate 2-bedroom unit showcases a bright, open-concept floor plan designed for effortless & peaceful living. The private balcony serves as a cozy retreat, complete with overhead heating lamps, privacy walls, and room for a small hot tub. With updated flooring and fresh paint, this condo is truly move-in ready. Entertaining guests is a breeze, thanks to a private guest suite conveniently located on your floor. The Flats portion of the building is super quiet and were some of the 1st units to sell in the complex. Two Titled Parking Stalls are included in the secure, heated underground parkade + plenty of visitor parking. Just steps from restaurants, amenities, work, and the pathway system, this incredible home offers everything you need and more. Be sure to explore the 3D tour!