



GRASSROOTS
REALTY GROUP

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459, 333 Riverfront Avenue SE
Calgary, Alberta

MLS # A2228152



\$348,888

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Composite Siding, Wood Frame
Foundation:	-
Features:	Built-in Features, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 884
LLD:	-
Zoning:	CC-ET
Utilities:	-

Inclusions: Murphy bed in bedroom/den

Welcome to Unit 459 at The Riverfront — a top-floor corner suite with sweeping views of the Bow River, Calgary Tower, and downtown skyline. This 2-bedroom, 2-bathroom home enjoys a quiet, elevated position and a private balcony perfect for taking in the scenery. Inside, over 900 square feet of well-designed living space features an open-concept layout, large windows, and a cozy corner fireplace. The kitchen is equipped with stainless steel appliances, generous cabinetry, and ample prep space — ideal for both everyday living and entertaining. The primary suite includes a walk-in closet and a private 4-piece ensuite, while the second bedroom offers flexibility for guests, a home office, or studio. A second full bath, in-suite laundry, and extra storage add to the home's functionality. With secure underground parking, elevator access, and a prime location steps from river pathways, green spaces, cafés, and Calgary's best urban amenities, this is a thoughtfully positioned home that blends city living with everyday ease.