



GRASSROOTS
REALTY GROUP

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**1005, 205 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2232473



\$750,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,389 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,147
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Pull Out Bed

Welcome to your dream downtown retreat, just steps from the Bow River. This meticulously renovated sub-penthouse offers near 1,400 square feet of beautifully designed living space, featuring 2 bedrooms and 2 bathrooms, all tucked into one of Calgary's most vibrant and walkable communities. As you enter, you're welcomed by luxury hardwood flooring that flows throughout the home, creating a seamless and contemporary feel. The open concept layout is bright, thanks to the floor-to-ceiling windows that flood the space with south facing light and offer stunning panoramic city views. The chef-inspired kitchen has been completely reimaged with sleek cabinetry, quartz countertops, an induction cooktop, and a modern hood fan. It's perfect for everything from quick breakfasts to full dinner parties. The adjoining dining and living area is anchored by a beautiful fireplace, making it a cozy yet sophisticated space to entertain or relax. The first bedroom features floor-to-ceiling windows, a large walk-in closet, and a luxuriously renovated ensuite with dual vanities and a walk-in shower. A custom wall-mounted bed adds versatility, allowing the room to transform quickly. The second bedroom is equally flexible, offering floor-to-ceiling windows, a spacious walk-in closet, and easy access to the second fully renovated luxury bathroom, complete with high-end finishes and a stunning bathtub. You will also find a spacious laundry room with built-in, high-end cabinetry that provides extra storage and space. Step outside onto your expansive 300 square foot private terrace—whether you're sipping your morning coffee, hosting friends, this outdoor space is a true extension of your living area that comes with stunning downtown views. Additional features include in-suite laundry, central A/C, secure underground parking, remote controlled blinds, and a full-time concierge.

for added peace of mind. Situated just steps from the Bow River pathways, and some of Calgary's top restaurants, caf  s, this location offers the perfect blend of nature, and convenience. Whether you're walking your dog along the river or grabbing a latte with friends, everything you need is just outside your door.