



GRASSROOTS
REALTY GROUP

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804, 205 Riverfront Avenue SW
Calgary, Alberta

MLS # A2233650



\$369,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Welcome to 205 Riverfront: an immaculate condo building overlooking the Bow River and situated in the heart of Chinatown. Indulge in a rare opportunity to own a beautifully appointed 8th floor suite in one of Calgary's most desirable downtown addresses. This spacious and light-filled 1 Bed 1 Bath offers nearly 800 square feet of stylish urban living, highlighted by floor-to-ceiling windows that frame captivating views of the Bow River, Centre Street Bridge, and the vibrant city skyline. The thoughtfully designed open concept layout features a modern kitchen with granite countertops and stainless-steel appliances, seamlessly flowing into the living and dining areas—perfect for both entertaining and everyday living. A cozy gas fireplace and custom built-ins add warmth and character, while the expansive private balcony invites you to relax and take in sweeping views of the stunning surroundings. The serene bedroom retreat includes a walk-through closet and luxurious 4-piece ensuite. A versatile den upon entering is the perfect home office, fitness area, reading nook, or bonus storage space. Additional highlights include fresh paint and brand new laminate flooring throughout, central A/C and heat, in-suite laundry, and an underground parking stall in the heated parkade. Positioned directly across from the Bow River Pathway system and Sien Lok Park, and mere steps to shops in Eau Claire, Chinatown, East Village, and the Downtown Core, this location offers unmatched convenience. Enjoy 24-hour concierge service, secure concrete construction, and easy access to the LRT, bountiful restaurants, cafes and lounges, entertainment venues, and Calgary's +15 network. Whether you're a professional, an investor, or looking to integrate into the heart of the city, this is your chance to live in a truly iconic location where comfort, style, and

walkable city living meet.