



GRASSROOTS
REALTY GROUP

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821, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2240614



\$579,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,105 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parking Lot, Side By Side, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 987
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	Cable Internet Access, Cable Connected
Features:	Elevator, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

Welcome to a rare opportunity on the 8th floor of a sought-after high-rise, where style, comfort, and sweeping skyline views come together in perfect harmony. This beautifully appointed 2-bedroom + office, 2-bathroom condo of thoughtfully designed living space—ideal for professionals, downsizers, or anyone craving modern city living with a touch of luxury. Step inside to an airy open-concept layout, anchored by a designer kitchen featuring a gas cooktop, built-in appliances, and a sleek central island—perfect for cooking, gathering, or casual mornings. The living room, warmed by a modern gas fireplace, invites relaxation with natural light pouring in through floor-to-ceiling windows and unobstructed city views. Need to work from home? The dedicated office/den provides a quiet, stylish space for focus and productivity. Step outside to the oversized covered balcony—your personal oasis in the sky, ideal for unwinding or entertaining. The primary suite is a true retreat, complete with breathtaking views, a spa-inspired ensuite featuring a deep soaker tub, glass shower, dual vanities, and premium finishes. A spacious second bedroom and well-appointed full bath offer flexibility for guests or family. Residents enjoy exclusive access to high-end amenities including a fully equipped fitness centre, spa room, private movie theatre, and business lounge—bringing resort-style convenience right to your doorstep. Don’t miss your chance to live above it all—this is refined urban living in one of the city’s most coveted towers.