



**GRASSROOTS**  
REALTY GROUP

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

**246, 222 Riverfront Avenue SW  
Calgary, Alberta**

**MLS # A2246316**



**\$294,800**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	482 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** NA

Welcome to this WEST FACING, 480 sq.ft, 1 Bedroom, 1 Bath condo situated in Luxurious Waterfront Tower 2. The size is misleading&hellip;very useful space w/ 9' Ceilings + floor to ceiling Low E windows makes it bigger than it is. NEW LVP FLOORS throughout! Functional Chef Inspired kitchen features undermount sinks, full height mosaic backsplash, under-cabinet lighting, stone countertops & top of the line S/S appliances (Panasonic under-counter microwave, wood paneled Sub-Zero fridge w/ lower freezer, new dishwasher, gas cooktop & electric wall oven). Double Closets for bedroom, luxurious bathroom with marble counter tops, under-mount sinks & large standup shower. Air conditioned for those hot sunny days! Balcony, 1 Assigned underground parking spot and storage unit on same floor as the Unit. Walking Distance to Eau Claire, walking paths, shops, restaurants. All Furniture & Furnishings included, just bring your suitcase. Amenities include: Full Size Gym with Yoga studio, Theatre Room, Jacuzzi Tub, Steam Room, Car Wash, Recreation Room with Fireplace and Washroom, Visitor Parking.