



**GRASSROOTS**  
REALTY GROUP

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101, 333 Riverfront Avenue SE  
Calgary, Alberta

MLS # A2247216



**\$230,000**

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	499 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: NONE

An exceptional opportunity for investors, first-time buyers, or anyone seeking an affordable entry into downtown living. This is one of the lowest-priced one-bedroom condo in the entire downtown core, offering unmatched value for its prime location. Nestled directly across from the Bow River Pathways in prestigious Eau Claire, this home combines urban convenience with nature at your doorstep. Inside, the well-designed floor plan features a spacious primary bedroom with a walk-in closet, in-suite laundry closet, a full 4-piece bathroom, and a bright living room accented by a cozy electric fireplace (which can be removed to create more space). Expansive windows fill the space with natural light, creating a warm and inviting atmosphere. The open-concept kitchen is equipped with granite countertops, ample cabinetry, and a layout that's perfect for both everyday living and entertaining. A heated underground parking stall ensures your vehicle stays secure and protected year-round. With low condo fees and a location that places you within walking distance to downtown offices, Eau Claire Market, the YMCA, Stephen Avenue, shops, restaurants, and more, this is downtown living at its best. Why rent when you can own at this price?