



GRASSROOTS
REALTY GROUP

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**521, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2248590



\$419,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 756
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Modern One bedroom with Den/2bath condo unit on the "Flats Tower" of The Prestigious Waterfront Condo, Calgary's upscale Downtown neighborhood. Open concept floor plan, 9' ceilings, floor to ceiling windows. Kitchen is fully equipped with high-end stainless steel appliances. Quartz central island & countertop. Full heights cabinetry. In-suite laundry & air conditioned. Unit includes an assigned parking stall & a storage locker. Enjoy living in a resort style building with superior amenities : concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, outdoor garden patio, visitor parking & car wash. Move in & enjoy the lifestyle of a waterfront community along the Bow River & Princess Island Park. Walking distance to Downtown, Chinatown, East Village & Eau Claire Market, shops & restaurants. Bike or walk along the water path. Perfect for first time buyers or as an investment property.