



GRASSROOTS
REALTY GROUP

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825, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2251222



\$449,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Garage Door Opener, Heated Garage, Parkade, Secured, Undergro		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Tar/Gravel

Basement: -

Exterior: Concrete, Metal Frame, Stone

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 758

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Welcome to this stunning corner unit in the highly sought-after tower on Riverfront Avenue, where luxury and convenience meet in one of the city's most desirable locations. Perched on the eighth floor, this residence is flooded with natural light thanks to its expansive south and east-facing windows, creating a bright and inviting atmosphere throughout the day. Step inside to discover an open-concept layout that blends modern design with everyday functionality. The gourmet kitchen is a true showstopper, featuring top-of-the-line built-in appliances, sleek cabinetry, and high-end finishes—perfect for both everyday meals and entertaining. The seamless flow from the kitchen to the dining and living areas makes this home ideal for hosting or simply enjoying your space in style. This unit offers two generous bedrooms, making it perfect for families, roommates, or those in need of a dedicated home office. The primary suite is paired with a beautifully appointed ensuite, while a second full bathroom adds both convenience and flexibility. With ample storage space integrated throughout, you'll appreciate the thoughtful design that maximizes functionality without sacrificing elegance. Beyond your private retreat, residents of this prestigious tower enjoy access to an array of premium amenities including a state-of-the-art fitness centre, guest suite, party room, recreation facilities, and secured parking. Whether you're looking to stay active, entertain guests, or simply relax, this building provides everything you need for a modern urban lifestyle. Located in the heart of the city along Riverfront Avenue, you'll love being just steps away from shopping, dining, cultural attractions, and beautiful river pathways. Don't miss the opportunity to make this sophisticated home yours—schedule your private showing today.

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