



**GRASSROOTS**  
REALTY GROUP

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406, 205 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2253011



**\$325,000**

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 644
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Experience downtown living at its finest in this elegant 1 bedroom, 1 bathroom condo. Breathtaking Bow River views combine sophistication and comfort in this coveted location. Floor-to-ceiling windows and an open layout create a bright, spacious atmosphere. The kitchen features maple cabinetry, a breakfast bar, and dining area, while the living room is highlighted by a gas fireplace and private balcony. The large bedroom includes a walk-in closet and access to a spa-inspired 4-piece bathroom with soaker tub. A versatile den, in-suite laundry, air conditioning, and titled heated underground parking complete the package. Extensive upgrades throughout the unit include quartz countertops, new flooring, paint, new stove, new washer and dryer, and new light fixtures throughout. Just steps from Bow River pathways, East Village, premier restaurants, shopping, and theatres, this condo offers a prestigious lifestyle in one of the city's most desirable locations.