



GRASSROOTS
REALTY GROUP

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225, 333 Riverfront Avenue SE
Calgary, Alberta

MLS # A2253103



\$249,900

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 845
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, Open Floorplan		

Inclusions:	None
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Magnificent RIVERFRONT 9' Ceiling CORNER UNIT in heart of downtown access to +15. NEW Carpet & Paint ---- Amazing downtown riverfront 2 bed / 2 bath condo in prime location. This large corner unit has unobstructed views of the Bow River. Lots of natural sunlight combined with magnificent sunrise and sunset views of the bow river / center street bridge. Enjoy the open kitchen with fridge, stove, microwave, dishwasher with lots of cabinet space and granite countertops. Additional unit features include 9ft ceilings, secure underground parking, storage locker (available for rent), secure bicycle storage, in-floor heating, in-suite laundry, covered deck and a beautiful fireplace. The +15 located across the street provides quick access to work, restaurants, clubs, shopping and recreation. The area is walking distance to restaurants, night life, great food, multiple LRT Stations, Central Public Library, Prince's Island Park, Chinatown and of course downtown offices. The upgraded river walk right in front of the building and is perfect for walking, jogging or biking.