



GRASSROOTS
REALTY GROUP

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**1526, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2253505



\$375,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	2011 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Black leather 3-seat couch, queen bed, rug, wall-mounted console cabinet, bedside tables, table with 2 chairs, patio table & 2 chairs, work desk, desk chair, two lamps, 32" Sony TV with wall mount, PAX wardrobe, dish set, glassware set, pot set, frying pans, rice cooker, coffee maker, microwave, toaster, silverware set & utensils, vacuum cleaner, mop, Swiffer, hangers, shoe rack, wall-mounted bathroom storage cabinet, various artwork, full length mirror.

Welcome to the Waterfront Condos in Eau Claire, Calgary's premier address where riverfront living meets downtown sophistication. This 1-bedroom + den home combines modern design, executive comfort, and city convenience with captivating views of the Bow River and skyline. Step inside to an open-concept layout with quiet concrete construction and premium finishes throughout. The chef's kitchen features integrated appliances — Sub-Zero fridge with dual freezer, Electrolux gas cooktop and dishwasher, built-in Panasonic microwave — framed by sleek granite counters. Floor-to-ceiling windows flood the living space with natural light, opening to a generous 140 sq ft balcony — perfect for morning coffee or evening wine with city lights as your backdrop. The den provides an ideal work-from-home retreat, complete with a cozy gas fireplace for added ambiance. The primary bedroom offers a walk-through closet and spa-style ensuite with soaker tub for end-of-day relaxation. At Waterfront, you'll enjoy over 6,000 sq ft of amenities: a state-of-the-art fitness centre, yoga studio, hot tub and sauna, private cinema, owner's lounge, concierge, and secure underground parking. A large 5x10 storage locker is also included. Step outside and you're minutes from river pathways, Princess Island Park, boutique dining on Stephen Ave, grocery stores, and the C-Train for an easy commute. Schedule your private viewing today — and experience the best of downtown Calgary living at the Waterfront.