



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

812, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2256681



\$414,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 799
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Bidet

Enjoy breathtaking river views each morning in this exquisite home. The expansive primary bedroom features a lavish five-piece ensuite, offering a serene retreat. Unwind by the cozy fireplace, creating a warm ambiance for quiet evenings. The gourmet kitchen, equipped with top-of-the-line appliances, is perfect for culinary enthusiasts. Enjoy premium amenities, including a cutting-edge fitness center, relaxing hot tub and sauna, a vibrant recreation room, and a private movie theater. With ample visitor parking, 24/7 security, and dedicated concierge service, convenience is at your doorstep. Best of all, you're steps away from the +15 walkways, connecting you to downtown with ease, no matter the weather. This is more than a home—it's a lifestyle. Rest easy knowing this property was unaffected by the 2013 floods, ensuring peace of mind in your new sanctuary.