



GRASSROOTS
REALTY GROUP

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

509, 205 Riverfront Avenue SW
Calgary, Alberta

MLS # A2265584



\$400,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Recessed Lighting, Track Lighting		

Inclusions: none

You will want to see this beautiful downtown oasis with central air, bright and spacious open design with ceiling to floor windows. Large entry foyer leads to beautiful large kitchen area with loads of natural wood cabinets, granite countertops, breakfast bar, and dining room. Beautiful well laid out living room surrounded with floor to ceiling windows with stunning views plus gorgeous gas fireplace and mantle with bookcase. There are 2 bedrooms with the primary bedroom having huge walkin clothes closet plus entrance to 4 pc bath. Modern ceramic tile flooring throughout adds to the modern clean design plus makes for easy maintenance. Great outdoor space with your 26 x 5 balcony with beautiful wood tiles which add beauty and comfort. All this just minutes from River pathways, Eau Claire park, East village and Chinatown. Call your favourite Realtor now to view.