



GRASSROOTS
REALTY GROUP

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**336, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2267341



\$269,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	498 sq.ft.	Age:	2011 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 440
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Fully furnished modern 1 bed/1bath condo unit on the "Flats Tower" of The Prestigious Waterfront Condo, Calgary's upscale Downtown neighborhood. Open concept floor plan, 9' ceilings, floor to ceiling windows. End unit & balcony is exposed to the view of the beautiful courtyard. Kitchen is fully equipped with high-end stainless steel appliances. Quartz central island & countertop. Full heights cabinetry. Bedroom has built-in head board, double bed-frame & 2 night tables. In-suite laundry & air conditioned. Unit includes an assigned parking stall & a storage locker. Enjoy living in a resort style building with superior amenities : concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, outdoor garden patio, visitor parking & car wash. Move in & enjoy the lifestyle of a waterfront community along the Bow River & Princess Island Park. Walking distance to Downtown, Chinatown, East Village & Eau Claire Market, shops & restaurants. Bike or walk along the water path. Perfect for first time buyers or as an investment property. A great property to consider.