



GRASSROOTS
REALTY GROUP

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1725, 222 RIVERFRONT Avenue SW
Calgary, Alberta

MLS # A2270553



\$456,789

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Concrete, Glass	Zoning:	mc1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Everything is negotiable.

Be Home for a Luxury Christmas! This beautiful and luxurious 17th floor, 2 bedroom and 2 bath in a concrete building, will take your breath away. Flooded with beautiful light, this south east corner unit, has amazing city and river views. Very open plan with gourmet kitchen, with gas stove, quartz counters, large eating bar. South facing living room with gas fireplace. Master bedroom has a spa style suite, and dual closets. Second bedroom has a built-in murphy bed and is well located, for privacy making it ideal for a roommate. Underground parking and storage locker are included. Building amenities include a fitness center (weight, cardio equipment and jacuzzi tub), social room, theatre, and of a concierge desk. Lots of visitor parking for friends and family. Prime Eau Claire location steps for coffee shops, restaurants, shopping, river walkways, bike paths, restaurants, downtown nightlife, and transit. Immediate possession. Furniture negotiable. Book your private showing today and take advantage of the renovation special pricing.