



**322, 222 RIVERFRONT Avenue SW**  
**Calgary, Alberta**

**MLS # A2275149**



**\$329,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	567 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

The Waterfront buildings offer a premier riverfront location and outstanding shared amenities, including a gym, hot tub, steam room, inviting gathering spaces, work areas, gardens, car wash, and 24-hour concierge. Prince’s Island Park and the city’s extensive river pathway system are just minutes away. This one-bedroom home features generous living space, quality cabinetry and appliances, a south-facing balcony, and large windows that provide excellent natural light throughout the day, along with in-suite laundry, underground parking, and a storage locker. Enjoy an exceptional lifestyle now, with the upcoming Eau Claire Plaza, shopping, and restaurants soon to come. An outstanding opportunity in a highly regarded building. New hardwood flooring and kitchen cabinets installed 3 years ago.