



**1826, 222 Riverfront Avenue SW  
Calgary, Alberta**

**MLS # A2280979**

**\$378,000**



<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	617 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 585
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Storage		
<b>Inclusions:</b>	TV Mount and TV		

Welcome to 1826 at the Waterfront Condos—Calgary's premier luxury address where riverfront serenity meets urban sophistication, just steps from Prince's Island Park. This 1-bedroom + den home pairs upscale finishes with everyday convenience, making it an exceptional downtown home or a perfect executive rental investment. Enjoy captivating VIEWS of the Bow River and Calgary's skyline, plus unbeatable walkability to top restaurants, cafés, entertainment, office towers, and cultural destinations. Inside, the open-concept layout is enhanced by quiet concrete construction and contemporary design, plus central air conditioning for year-round comfort. The gourmet kitchen features a Sub-Zero refrigerator with dual freezers, an Electrolux gas cooktop, dishwasher, built-in microwave, and sleek quartz countertops—ideal for cooking and entertaining. Floor-to-ceiling south facing windows flood the living space in natural light and open onto a spacious balcony that overlooks the city & river from the 18th floor, creating a private outdoor retreat for morning coffee or evening drinks. The versatile office/flex space is perfect for working from home, workout studio, or extra storage, and is complemented by the warmth and ambience of a gas fireplace. The generous primary bedroom includes a walk-through closet and a spa-inspired ensuite with a deep soaker tub—your own calming escape at the end of the day. Residents enjoy over 6,000 sq. ft. of PREMIUM AMENITIES, including a fully equipped fitness centre, yoga studio, hot tub, sauna, private cinema, and owner's lounge—all supported by the prestige and peace of mind of full-service CONCIERGE. Secure heated underground parking is complemented by visitor parking and an on-site car wash, while a dedicated parking stall and large storage locker

add exceptional convenience. Perfectly positioned along the river pathways and moments from Prince&rsquo;s Island Park, Stephen Avenue, grocery stores, and the C-Train, this location offers everything you love about Calgary living&mdash;right at your doorstep. Discover the ideal combination of luxury, lifestyle, and long-term value at Waterfront.