



**GRASSROOTS**  
REALTY GROUP

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1418, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2281780



**\$335,000**

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	527 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 515

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Welcome to Waterfront, one of Calgary's most prestigious condo developments, where luxury meets convenience in the heart of downtown. This stunning 1-bedroom, 1-bathroom unit on the 14th floor offers Bow River views through expansive floor-to-ceiling windows, filling the space with natural light. Designed for modern urban living, the open-concept layout features a gourmet kitchen with sleek quartz countertops, high-end built-in appliances, a gas cooktop, and rich wood cabinetry. The spacious living and dining area provides the perfect setting for entertaining or relaxing while enjoying the vibrant downtown atmosphere. The primary bedroom includes a walk-through closet leading to a spa-like 4-piece bathroom. In-suite laundry and central air conditioning add to the convenience. Residents of Waterfront enjoy world-class amenities, including a fully equipped fitness center, yoga studio, hot tub, sauna, social lounge, movie theatre, and concierge service. Located steps from Prince's Island Park, the Bow River pathway system, Chinatown, and the downtown core, this home offers the ultimate in inner-city convenience and lifestyle. This is a rare opportunity for first-time buyers, professionals, and investors looking for a premium condo in a prime location.