



**GRASSROOTS**  
REALTY GROUP

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416, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2285382



**\$359,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	660 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** 2 Garage Door Controls

Welcome to one of the hottest locations in Calgary! Steps to Princess Island river path system, restaurants, shops and downtown. Executive style and top quality finishes in this 660 sqft, one bedroom plus den condo. This contemporary condo has features that will thrill the most discriminating buyer. 9' flat painted ceilings, gourmet kitchen with upgraded stainless steel appliances including gas cooktop, built-in oven and sub zero fridge with freezer drawers, granite countertops, new vinyl plank floors, sleek gas fireplace and fresh paint throughout. Flexible opaque garage door walls open up views and create a den or to expand the master bedroom. Lots of options here! This 4th floor condo looks east with a view of the river and Centre Street bridge. Building amenities include a gym with yoga studio, steam room & hot tub, games room & private movie theatre. 24 hour concierge service is available.