



GRASSROOTS
REALTY GROUP

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**416, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2285382



\$369,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	690 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Asphalt, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	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 690 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.