



**825, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2295855



\$429,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub, Storage		
Inclusions:	N/A		

OPEN HOUSE: Saturday, March 28 and Sunday, March 29 from 11 AM to 1 PM. Bright and sunny, corner 2 bedroom and 2 bath in a concrete building. Flooded with beautiful light, this south east corner unit, has amazing city and river views. Very open plan with gourmet kitchen, with gas stove, quartz counters, large eating bar. South facing living room with gas fireplace. Master bedroom has a spa style suite, and dual closets. Second bedroom is well located, for privacy making it ideal for a roommate. Underground parking and storage locker are included. Building amenities include a fitness center (weight, cardio equipment and jacuzzi tub), social room, theatre, and of a concierge desk. Lots of visitor parking for friends and family. Prime Eau Claire location steps for coffee shops, restaurants, shopping, river walkways, bike paths, restaurants, downtown nightlife, and transit. Immediate possession.