



**314, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2299507



\$315,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	608 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		
Inclusions:	N/A		

Experience elevated downtown living at Waterfront Condos, one of Calgary's most sought after luxury residences, perfectly situated along the Bow River and just moments from Prince's Island Park. This beautifully appointed one bedroom unit offers a seamless blend of style and functionality, ideal for both a sophisticated urban lifestyle or a strong rental opportunity. Enjoy bright east-facing views and exceptional walkability to top dining, cafés, entertainment, office hubs, and cultural attractions. The thoughtfully designed open layout features solid concrete construction for added sound attenuation, central air conditioning and is complemented by contemporary, high-end finishes throughout. The kitchen is both elegant and practical, showcasing integrated appliances, a gas cooktop, built-in microwave, dishwasher, and polished granite countertops, perfect for everyday living or hosting guests. The built-in wall pantry is perfect for extra storage, additional to your closet storage beside the kitchen. Expansive floor-to-ceiling windows flood the space with natural light and lead to a spacious balcony, creating a perfect setting to unwind outdoors. The primary bedroom includes dual closets with custom built-ins, and a luxurious ensuite complete with a soaker tub for ultimate relaxation. Residents enjoy access to over 6,000 square feet of premium amenities, including a fully equipped gym, yoga studio, hot tub, sauna, private theatre, owner's lounge, and concierge service. This unit also comes with a storage locker on the same floor as the unit (rare) and a heated underground parking stall for added convenience. Located steps from scenic river pathways, Prince's Island Park, Stephen Avenue, grocery stores, and the C-Train, this is downtown Calgary living at its finest, offering the perfect balance of comfort, convenience,

and investment appeal. VIRTUAL TOUR AVAILABLE!