



**209, 333 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2300557**



**\$209,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	487 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Concrete-construction downtown condo in a low-rise building directly on the Bow River &mdash; the pathway system is accessible from the building's front entrance, connecting to Prince's Island Park, St. Patrick's Island, and over 800 kilometres of Calgary's urban trail network. A practical choice for a downtown professional, a first-time buyer entering the market below the cost of renting, or an investor seeking a tenant-ready unit in a Walk Score 97 location. West-facing windows frame an open city view toward the downtown skyline, with afternoon light filling the open-concept layout. Nine-foot ceilings and in-floor radiant heating throughout &mdash; no forced-air noise, no ductwork, no dust &mdash; producing a warm, quiet space that feels substantially larger than its footprint. An electric fireplace anchors the living area, which opens to a private balcony. The kitchen includes a dishwasher, range, range hood, and refrigerator. In-suite laundry and elevator access. Heated underground parking and storage locker included. The condo contribution covers heat, water, sewer, building insurance, snow removal, heated underground parking, and reserve fund contributions &mdash; consolidating what would otherwise be six or seven separate monthly bills into one predictable payment. At this price point, monthly ownership costs including the condo contribution are comparable to current East Village one-bedroom rental rates. Continuously owner-occupied since the building's completion, with 25 years of professional management by Magnum York. The C-Train free fare zone is a six-minute walk. Real Canadian Superstore, the New Central Library, Stampede Park, and East Village's expanding collection of caf&eacute;s, restaurants, and shops are all within walking distance.