



**1426, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2137307



\$383,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	622 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

DOWNTOWN LIVING AT ITS FINEST. Welcome to Waterfront, the epitome of urban living! Nestled between communities of Chinatown and Eau Claire. Steps away from Princess Island Park and the Bow River Pathway where you can take in dining, arts and entertainment while still having the convenience of a quick walk into downtown for work. This well appointed and recently renovated 1-bedroom + den condo offers over 622 SQFT of open living space complimented by an abundance of natural light and high ceilings. As you enter, you will be invited in with warm, neutral and natural architectural finishes including the new luxury vinyl plank flooring. Your galley style kitchen comes equipped with a gas stove top perfect for exploring your culinary interests while entertaining your guests at the eating bar. Adjacent, a dinning area to enjoy those memorable meals and spacious living room to relax, unwind or even cozy up next to the fireplace. Next to the living room is your den where you can set up your office, a nice reading couch or even a murphy bed for guests. The living room, den and balcony all provide views of Calgary's beautiful downtown skyline and the balcony boasts over 140 SQFT, fit for curating your own outdoor oasis. As you wind down for the night, your primary bedroom is equipped a 4pc ensuite, laundry and closets all situated for ease of access. This unit also provides the added convenience of assigned storage (P4 Locker 90) and parking (P3 Stall 642), including ample visitor parking for your guests. That's not all, the Waterfront condominium complex offers over 6,000 sq ft of amenity space, including a fitness centre, private owners lounge, visitor parking, hot tub, sauna, yoga room, and theatre for entertainment. This complex has a concierge desk, is very secure and well situated. In fact, the building itself has retail tenants along the main floor and

includes salons, coffee, dining and more. Just steps beyond the building you will find the expansive pathways along the Bow River and the serene Princess Island Park. Downtown Calgary is home to a thriving and vibrant food scene, head offices of many energy sector and technology companies and you will be situated in the heart of it. On top of all this even more is coming with the transformation of Eau Claire Market and the Green Line LRT which will bring increased amenities, ultimately enhancing the value potential of this property further. Treat yourself to the lifestyle you deserve and call this unit your new home.