



617, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2140688



\$379,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	660 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: -

Basement: -

Exterior: Concrete, Stone, Stucco

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 657

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: BBQ and Cupboards in the main room

OPEN HOUSE SATURDAY JULY 20th 2-4PM. MASSIVE PRICE ADJUSTMENT. Welcome to the "Waterfront", in the heart of our vibrant city. Walking distance to downtown amenities, shopping and the beautiful Calgary riverfront, the location can't be beat. This one bedroom and one bathroom condo has been well maintained for a fresh and bright feel. Walking in you will be greeted with a complete kitchen, including Electrolux gas range and built in Sub-Zero fridge. It's worth noting that Range, Washer and Dryer are not condo sized appliances - but rather full size. Featuring beautiful flooring throughout the living room, a gas fireplace and in unit AC, the comfort last all year long. The sunny patio is perfect for your morning coffee before you head down to visit the buildings amenities, including a fitness centre, sauna and theatre. This unit comes with assigned parking and a storage unit right on the same level as the home. Convenience all around, the building also features a car wash, guest parking, a party room and guest suite. Concierge is on site 8am-8pm as well as 24 hour security. If you are looking for the ultimate blend of comfort and convenience, this home is perfect for you! Don't hesitate and contact your realtor to book a showing today!