



**GRASSROOTS**  
REALTY GROUP

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**538, 222 Riverfront Avenue SW  
Calgary, Alberta**

**MLS # A2143499**



**\$289,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Standard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Experience elevated living like never before! This exquisite apartment in Calgary's Eau Claire district, nestled within the Riverfront development, boasts breathtaking views and sophisticated European design. Facing south, its floor-to-ceiling windows showcase a captivating downtown panorama. The stylish kitchen, featuring sleek oak cabinetry, is equipped with top-of-the-line European appliances, including a discreet panel refrigerator, gas range top, built-in wall oven, microwave, and dishwasher. The free standing island seamlessly integrates with the living room, facilitating seamless entertainment and conversation flow. Adjacent to the kitchen area, you also get a custom office desk with storage and space for a desktop. With 9&rsquo; ceilings accentuating the space, every inch of the stunning vista is appreciated. The studio design accommodates a spacious bedroom area near the entrance, complete with a frosted window for privacy and ample custom closet space. The luxurious bathroom offers a glass shower, central lavatory, and a custom vanity atop black tiled flooring. In-unit laundry with a stacked washer/dryer adds convenience. Enjoy premium amenities such as concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, and two outdoor garden patios, along with visitor parking and a car wash. Embrace waterfront living along the Bow River and Princess Island Park, with downtown, Chinatown, East Village, Eau Claire Market, YMCA, shops, and restaurants all within walking distance. Whether for first-time buyers or investment purposes, this property offers low condo fees covering nearly everything, within a meticulously managed building, ensuring an exceptional lifestyle. See this one today!