



**554, 222 Riverfront Avenue SW  
Calgary, Alberta**

**MLS # A2148598**



**\$378,800**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	638 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 564
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Discover this inviting 638 sq feet, 1 Bed and Den Apartment with 2 Underground Parking stall in the sought-after Waterfront buildings. Featuring an 8'8" ceiling, the unit boasts a spacious open-concept layout. The spacious Kitchen with Dining area includes a gas cooktop, built-in stove, microwave, quartz countertops, and extended cabinets to the ceiling. Adjacent is a Den with a built-in counter connected to the Living room. Bright and airy, the Living room offers floor-to-ceiling windows that flood the space with natural light from the unit-width Balcony (23' x 3'5") equipped with a gas hookup. The Master Bedroom features a large window, a walk-through closet leading to a 4 pc Bath with a soaker tub and quartz counters. Complete this unit with In-suite laundry, A/C for the hot Summer days, Two Underground Parking stall that are side by side near the Elevator, and an assigned Storage. The complex provides resort-like amenities including fitness facilities, a movie theater, a social lounge, a hot tub, sauna, outdoor garden, visitor parking, and more. Ideally situated right in downtown core, residents can walk along the river, Princess Island Park, Chinatown, and the C-train station, offering the ultimate urban living experience. Don't miss out on this exceptional opportunity!