



**401, 205 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2149446



\$438,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,028 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 812
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Stone Counters		
Inclusions:	N/A		

*****PRICE REDUCTION***** Welcome to 205 Riverfront Avenue SW, ideally situated near numerous office buildings and just steps away from the Bow River and Prince's Island Park. This rare corner unit spans over 1,000 SqFt and features an abundance of floor-to-ceiling windows, filling the space with natural light. The expansive floor plan includes 2 bedrooms, 2 bathrooms, and a separate laundry room. With its spacious layout and exceptional design, this unit stands out as one of the few two-bedroom options in the entire building, offering a unique blend of comfort and exclusivity. The inviting living room features a cozy fireplace and seamlessly connects to the dining room. The modern kitchen is equipped with stainless steel appliances and granite countertops. Additionally, this condo offers air conditioning, a large, spacious balcony, and secure underground heated parking. Residents will appreciate the convenience and security of a dedicated concierge service at the front desk. Don't miss this opportunity—book your viewing today!