



606, 205 Riverfront Avenue SW
Calgary, Alberta

MLS # A2151842



\$360,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	793 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

OPEN HOUSE SATURDAY JULY 27TH 1PM - 3PM Nestled amidst the vibrant heart of downtown Calgary, this refined one-bedroom plus den condo offers an unparalleled urban sanctuary with breathtaking eastward vistas of the majestic Bow River. Bathed in the soft morning light that spills through expansive floor to ceiling windows, this residence epitomizes modern elegance and urban convenience. Upon entering, one is immediately struck by the seamless integration of space, functionality, and airiness of the ceilings. The den, thoughtfully positioned without sacrificing openness, beckons as an ideal workspace or intimate reading nook. The kitchen invites culinary exploration, while the dining area offers an inviting space for intimate meals or entertaining guests. The living room is a comfortable space to relax, while the fireplace adds an element of warmth for cozy evenings at home. The bedroom, a serene retreat enveloped in tranquility, offers respite from the urban landscape outside and creates a haven of relaxation amidst the dynamic pulse of downtown living. In addition to its current allure, its location in the Eau Claire district presents a compelling investment opportunity poised to capitalize on future development. Known for its blend of riverside charm and urban sophistication, Eau Claire is slated for significant revitalization and expansion in the coming years. The planned developments include the Eau Claire Athletic Club, Eau Claire promenade, festival and events space, all aimed at enriching the community's appeal and accessibility. With ongoing infrastructure improvements and a focus on sustainable urban planning, Eau Claire is set to become even more coveted among residents and investors alike. Investing in this property today not only grants immediate access to the unobstructed views of the Bow River, but also positions savvy investors to

benefit from the anticipated rise in property values as Eau Claire evolves into a premier residential and commercial hub. The condo's proximity to future retail offerings, dining establishments, and recreational facilities ensures a lifestyle of convenience and luxury that will only appreciate over time. Whether as a primary residence or a strategic investment, this one-bedroom plus den condo represents not just a home, but a gateway to Calgary's evolving urban landscape, where foresight meets opportunity in the heart of Eau Claire's new chapter.