



**1726, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2152301



\$409,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	618 sq.ft.	Age:	2010 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Tar/Gravel

Basement: -

Exterior: Concrete, Stone, Stucco

Foundation: -

Features: Closet Organizers, Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 564

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Hood Fan

****Check out the 3D Tour!**** Discover the pinnacle of urban living in this impeccably maintained one-bedroom plus den condo, ideally situated in the heart of downtown. This South-facing unit, boasting 9-foot ceilings, offers an open floor plan with breathtaking views of the downtown skyline and the Bow River from the private balcony. Enjoy the luxury of high-end finishes throughout, including top-tier fixtures, granite countertops, and exquisite flooring. The kitchen is equipped with premium appliances, ensuring a seamless and sophisticated culinary experience. Location is everything, and this condo excels in that regard. Just steps away from Prince's Island Park, Eau Claire Market, and the scenic walking and bike paths along the Bow River, you'll have endless opportunities for outdoor activities and leisure. Additionally, the Plus 15 skywalk system is just one block away, providing convenient indoor access to numerous downtown amenities. The Waterfront condominium complex offers over 6,000 sq ft of amenity space, including a fitness centre, private owners lounge, visitor parking, hot tub, sauna, yoga room, and theatre for entertainment. The complex features a concierge desk, ensuring security and convenience. The building itself is home to retail tenants, including salons, coffee shops, dining options, and more, providing everything you need just an elevator ride away. Downtown Calgary is home to a thriving and vibrant food scene and the head offices of many energy sector and technology companies. The ongoing transformation of Eau Claire Market and the upcoming Green Line LRT will bring even more amenities and enhance the value potential of this property. Additional features include in-suite laundry, an extra storage locker in the lower parkade, bike storage, and a heated parking space with a car wash bay on level P4. Treat yourself to the lifestyle you

deserve and call this unit your new home. Experience downtown living at its finest in this exceptional condo – your perfect urban oasis awaits!