



203, 333 Riverfront Avenue SE
Calgary, Alberta

MLS # A2152875



\$325,000

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	770 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 689
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home		

Inclusions: N/A

Welcome to your new home in the heart of downtown. This exceptional two-bedroom apartment condominium is located in one of the city's most sought-after and picturesque neighborhoods. It offers an unparalleled opportunity to enjoy an elevated lifestyle and make a sound investment. This stunning property boasts a newer kitchen with granite countertops throughout, fresh paint, updated plumbing fixtures, modern lighting, and a cozy fireplace. Perfectly suited for personal enjoyment or as a solid investment, properties in this prime area consistently show upward trends in capital appreciation. Nestled on Riverfront Avenue, this well-maintained building has seen extensive updates. The 2nd-floor unit features beautiful luxury vinyl plank flooring and feels airy and bright with its 9ft ceilings. The primary bedroom is a serene retreat, complete with a renovated ensuite bathroom featuring granite counters and timeless tile flooring, providing a perfect space for privacy and relaxation. The open-concept living and dining rooms are perfect for entertaining, with sliding doors leading to a south-facing private balcony that wraps around the side of the home. The building's exterior, including all balconies, is nearly fully updated, ensuring a modern and refreshed look. This condo is anything but typical, with unique touches like a beautifully painted giant Pacific octopus on an interior wall, adding personality and charm. The large second bedroom is ideal for family members, roommates, or guests. The laundry closet conveniently holds a newer stacked washer/dryer, and the second bathroom features a large vanity with granite counter tops, and a deep soaker tub. Located within walking distance to the River Pathways, this pet-friendly building is perfect for runners, outdoor enthusiasts, or those who enjoy leisurely walks with their pets. Condo fees cover all utilities except for

electricity and TV/Phone/WIFI. Additional amenities include rentable storage lockers, meeting rooms, free bike storage, and a secure underground heated parking stall (#159) with visitor parking available. Situated in East Village, you'll be close to Eau Claire, Princess Island Park, Superstore, Winners, and a plethora of incredible restaurants. This is more than just a home; it's a gateway to an exceptional urban lifestyle. Don't miss your chance to own this incredible property in such a phenomenal location.