



245, 333 Riverfront Avenue SE  
Calgary, Alberta

MLS # A2181359



**\$230,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	481 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Garage Door Opener, Garage Faces Side, Guest, Heated Garage,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Prime location. Modern style condo in the heart of downtown east village, across the street from the Riverwalk pathways. Three blocks away from CTrain with free access to the downtown core. Open floor plan with 9 ft ceiling and heated flooring throughout. Laminated flooring with a large kitchen/eating area with maple cabinets and granite countertops, living room with fireplace and a patio door out to the balcony. Spacious bedroom has a view of the river. It also has in-suite laundry & 1 underground parking stall. The building is very secure, with storage, bike storage and heated underground parking. The amenities around East Village are amazing with coffee shops, restaurants, Studio Bell and so much more. The new Real Canadian Superstore is three blocks away. Idea for rental income.