



GRASSROOTS
REALTY GROUP

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**1511, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2195605



\$689,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	1,107 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,141
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Chandelier, No Smoking Home		

Inclusions: window coverings

Perched on the ****15th floor**** of an upscale high-rise, this stunning ****2-bedroom, 2-bathroom + office**** condo offers a luxurious living experience with breathtaking views and world-class amenities. Designed with elegance and functionality in mind, this residence boasts ****an open-concept layout**** that seamlessly connects the ****gourmet kitchen, spacious living area, private office, and expansive covered patio****—all elevated by the stunning cityscape below. The ****luxury kitchen**** is a chef's dream, featuring ****a high-end gas range, built-in hood fan, premium built-in refrigerator, and built-in microwave****, all seamlessly integrated for a sleek and modern look. The ****large island**** provides generous space for meal prep, casual dining, or entertaining guests, making it the heart of the home. Adjacent to the kitchen, the ****living area**** is warm and inviting, anchored by a ****gas fireplace**** that adds a touch of sophistication and comfort. Floor-to-ceiling windows flood the space with natural light, showcasing ****unobstructed skyline views**** and enhancing the airy ambiance. One of the standout features of this unit is the ****dedicated office space****, a private and functional room ideal for remote work, studying, or creative pursuits. Whether you need a quiet area for meetings or a stylish home workspace, this office provides the perfect environment to stay productive while enjoying the comforts of luxury living. Step outside onto the ****expansive covered patio****, a perfect retreat to relax and take in the panoramic scenery, whether enjoying your morning coffee or unwinding after a long day. The ****primary bedroom**** is a luxurious sanctuary, offering ****spectacular, unobstructed views**** that create a serene and peaceful atmosphere. The ****5-piece ensuite**** is designed for indulgence, featuring ****a deep soaker tub, glass-enclosed shower, dual vanity sinks, and high-end finishes****,

bringing a spa-like experience right into your home. The ****second bedroom**** is equally well-appointed, ideal for guests, family, or additional workspace, with convenient access to the second full bathroom. Living in this prestigious high-rise means access to ****an array of top-tier amenities**** designed to enhance your lifestyle. Rejuvenate in the ****exclusive spa room****, enjoy a movie night in the ****private theatre room****, or maintain your fitness routine in the state-of-the-art ****gym****. For those who work remotely or need a professional space, the ****conference room**** provides the perfect setting for meetings and productivity. Situated high above the city, this exceptional ****15th-floor condo**** offers the ultimate combination of ****luxury, convenience, and breathtaking views****. Whether you're entertaining guests, working from home, or simply enjoying the finer things in life, this residence promises an unparalleled living experience in the heart of the skyline.