



GRASSROOTS
REALTY GROUP

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**503, 205 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2204303



\$399,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Washing machine is non-functional, and as-is

Experience urban living at its best in this rarely available, northeast corner unit at 205 Riverfront. This modern and sleek 793 sq ft residence offers breathtaking panoramic views of the Bow River, Centre Street Bridge, Sien Lok Park, and the dynamic downtown skyline. Step into a space bathed in natural light, thanks to floor-to-ceiling wrap-around windows. The open-concept living area, warmed by a gas fireplace, seamlessly integrates with a stylish kitchen featuring brand-new quartz countertops and stainless-steel appliances. The versatile second bedroom or private den, a unique feature, provides an ideal and flexible work-from-home space. The spacious north-facing balcony extends your living space outdoors, offering a private retreat with stunning vistas. Indulge in the luxurious 4-piece ensuite bathroom, complete with new quartz countertops. The entire unit has been freshly painted and features brand-new luxury vinyl plank flooring throughout along with updated lighting. 205 Riverfront caters to an active lifestyle, placing you directly across from the scenic Bow River pathways. Enjoy the convenience of a 24-hour concierge and a titled underground heated parking stall. This is your opportunity to own a rare gem in one of the city's most sought-after locations. Call today.