



**GRASSROOTS**  
REALTY GROUP

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153, 333 Riverfront Avenue SE  
Calgary, Alberta

MLS # A2206537



**\$300,000**

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,006 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 953
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Discover the perfect blend of comfort and convenience in this spacious 1,006 sq. ft. condo. Ideally located in the heart of downtown, just across the Bow River. One of the largest units in the complex, this stunning 2-bedroom, 2-bathroom plus den offers an inviting atmosphere. The beautifully designed maple kitchen features nice countertops, ample cabinetry, and a functional layout that flows effortlessly into the open-concept living and dining areas—perfect for entertaining or relaxing. The large living room light, separate dining area, and a separate den provide space for meals and gatherings, and guests. Retreat to the generous master suite, complete with a 4-piece ensuite, offering a private oasis of comfort and style. The second bedroom is equally spacious, making it ideal for guests, and a home office. This apartment is in excellent condition and move-in ready, offering a rare combination of size, location, and modern features. With its prime downtown setting, you’ll enjoy easy access to shopping, dining, entertainment, and scenic riverfront walks.