



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1117, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2209996



**\$479,900**

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 828
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: N/A

Spacious 2 bedroom, 2 bathroom home in the SW corner of Waterfront's exclusive Tower A. Large, highly functional kitchen with island and premium concealed appliances behind custom millwork. Large open concept living and dining areas with fireplace, perfect for entertaining. Beautiful downtown view. Central air conditioning. Located between Calgary's downtown core and Prince's Island Park. Walk to work via the +15 network located steps away or go for a run along the river path and Prince's Island Park. Wide open living spaces, vertically extended windows and chef-inspired kitchens with premium quality appliances are all included. Residents have access to over 6000 sqft of amenities including private owner's lounge, fully-equipped fitness centre and yoga studio, indoor whirlpool and steam rooms, private movie theatre, guests suite, and executive concierge.