

**319, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2246998**



## \$445,000

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinatown                                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 948 sq.ft.                                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Leased, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                                                                                                                            |                   |        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water, Natural Gas                                                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                                                                                                                 | <b>Condo Fee:</b> | \$ 956 |
| <b>Basement:</b>   | -                                                                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone                                                                                                                            | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, Steam Room, Vinyl Windows |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                        |                   |        |

**\*\*\*Freshly Painted\*\*\*** Are you an urban professional who walks to work? With a Walk Score of 96, the condos at WATERFRONT are tailored for your lifestyle. This bright, south-west facing corner unit in the sought-after 'A' Tower (East) features 2 bedrooms and 2 bathrooms, and is in move-in-ready condition. Modern, upscale finishes include stainless steel appliances with a gas cooktop, integrated fridge, New dishwasher, quartz countertops, a pantry, wide-plank hardwood flooring, soft-close custom cabinetry, a gas fireplace, Grohe plumbing fixtures, and 9-foot ceilings. Enjoy outdoor living on the large, covered balcony equipped with a gas BBQ hookup. Also included are an oversized underground parking stall (P3) and a storage locker on the 3rd floor. WATERFRONT offers exceptional amenities: 24/7 concierge and security, guest suite, owners' lounge with kitchen and pool table, screening room, fully equipped fitness and yoga studio, hot tub, car wash bay (P4), and secure bike storage. Convenient retail services—including a coffee shop, wine store, and hair salon—are located right on the main level. Plus, you're just minutes from Bow River Pathways and Prince's Island Park. Explore the Video Virtual Tour on YouTube by searching MLS®; #A2218676. The lowest priced condo in this complex, call to book a private viewing today.