

**202, 205 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2250674**



**\$249,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Elevator, Kitchen Island, Open Floorplan		

**Inclusions:** none

Come view this great unit for both investors and those wanting to find a downtown home. It is located only steps away from the Lions Gate Bridge, Prince's Island Park, Coffee Houses and a short walk to any downtown destination. This dwelling is in pristine condition, boasts a sought after view from it's floor to ceiling windows of the Bow River valley and Sien Lok Park. It is located in a concrete building and features 9 ft ceilings, gas fireplace (open to the living/dining rooms), built in shelving, sliding patio door to a Juliet balcony, air conditioning, in suite laundry, den and titled parking. The Kitchen has maple cabinets with a convenient breakfast island and stainless-steel appliances. Investors should note this unit has spent many successful years as an executive furnished suite. It is the best priced unit in the building, so setup an appointment to see it ASAP.