

**1526, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2253505**



**\$375,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinatown                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 621 sq.ft.                         | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                          |                   |                 |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Central                                                                                                                  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                                                                                           | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                                        | <b>Condo Fee:</b> | \$ 564          |
| <b>Basement:</b>   | -                                                                                                                        | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                                                                                                                 | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                                        | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Stone Counters, Vinyl Windows, Walk-In Closet(s) |                   |                 |

**Inclusions:** Black leather 3-seat couch, queen bed, rug, wall-mounted console cabinet, bedside tables, table with 2 chairs, patio table & 2 chairs, work desk, desk chair, two lamps, 32" Sony TV with wall mount, PAX wardrobe, dish set, glassware set, pot set, frying pans, rice cooker, coffee maker, microwave, toaster, silverware set & utensils, vacuum cleaner, mop, Swiffer, hangers, shoe rack, wall-mounted bathroom storage cabinet, various artwork, full length mirror.

Welcome to the Waterfront Condos in Eau Claire, Calgary's premier address where riverfront living meets downtown sophistication. This 1-bedroom + den home combines modern design, executive comfort, and city convenience with captivating views of the Bow River and skyline. Step inside to an open-concept layout with quiet concrete construction and premium finishes throughout. The chef's kitchen features integrated appliances — Sub-Zero fridge with dual freezer, Electrolux gas cooktop and dishwasher, built-in Panasonic microwave — framed by sleek granite counters. Floor-to-ceiling windows flood the living space with natural light, opening to a generous 140 sq ft balcony — perfect for morning coffee or evening wine with city lights as your backdrop. The den provides an ideal work-from-home retreat, complete with a cozy gas fireplace for added ambiance. The primary bedroom offers a walk-through closet and spa-style ensuite with soaker tub for end-of-day relaxation. At Waterfront, you'll enjoy over 6,000 sq ft of amenities: a state-of-the-art fitness centre, yoga studio, hot tub and sauna, private cinema, owner's lounge, concierge, and secure underground parking. A large 5x10 storage locker is also included. Step outside and you're minutes from river pathways, Princess Island Park, boutique dining on Stephen Ave, grocery stores, and the C-Train for an easy commute. Schedule your private viewing today — and experience the best of downtown Calgary living at the Waterfront.