

**235, 222 Riverfront Avenue SW  
 Calgary, Alberta**
**MLS # A2273064**
**\$289,900**


<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		
<b>Inclusions:</b>	Furniture is negotiable		

This executive condo is one of the best units to hit the market in the Waterfront in years. Perfectly positioned in a PRIME COURTYARD LOCATION , this unit showcases a spectacular 250 SQ.FT private OUTDOOR PATIO — an entertainer's dream and a standout feature RARELY AVAILABLE in the building. Inside, the home offers a beautifully upgraded interior designed for modern urban living. The kitchen features stainless steel appliances, a gas cooktop, QUARTZ countertops, and integrated panel-front refrigerator and dishwasher. The open dining area includes a custom quartz dining table, flowing seamlessly into the bright and spacious living room with large windows overlooking the courtyard. The primary bedroom includes a BUILT-IN bedroom suite, and the spacious bathroom offers an oversized walk-in shower. A quartz-finished home management centre provides the perfect workspace or tech station, and the convenience of in-suite laundry adds to the comfort. NEW VINYL PLANK FLOORS throughout and AIR CONDITIONING for the summer months! Additional features include a HEATED UNDERGROUND parking stall and SECURE same-floor STORAGE (2nd floor, not in the parkade), offering convenience and peace of mind. Residents enjoy impressive amenities such as a full-size fitness centre with yoga studio, theatre room, STEAM ROOM, hot tub, CAR WASH bay, stylish residents' lounge with fireplace, CONCIERGE SERVICES, and ample visitor parking. All of this is just steps from Eau Claire, the river pathways, restaurants, cafés, and downtown conveniences. Even better, the building sits directly across from the future BRAND-NEW Eau Claire Plaza—a \$47 million redevelopment featuring world-class park spaces, riverside terraces, a vibrant market street, and a multi-use plaza with water features.

This is luxury urban living at its finest and an UNBEATABLE VALUE in Calgary's dynamic downtown core.