

**322, 222 RIVERFRONT Avenue SW
 Calgary, Alberta**
MLS # A2275149

\$349,900
Division: Chinatown

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 567 sq.ft. **Age:** 2011 (15 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, Parkade, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 557

LLD: -

Zoning: DC

Utilities: -

Heating:	Baseboard
Floors:	Hardwood
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	No Animal Home, No Smoking Home

Inclusions: N/A

The Waterfront buildings offer a premier riverfront location and outstanding shared amenities, including a gym, hot tub, steam room, inviting gathering spaces, work areas, gardens, car wash, and 24-hour concierge. Prince's Island Park and the city's extensive river pathway system are just minutes away. This one-bedroom home features generous living space, quality cabinetry and appliances, a south-facing balcony, and large windows that provide excellent natural light throughout the day, along with in-suite laundry, underground parking, and a storage locker. Enjoy an exceptional lifestyle now, with the upcoming Eau Claire Plaza, shopping, and restaurants soon to come. An outstanding opportunity in a highly regarded building. New hardwood flooring and kitchen cabinets installed 3 years ago.