

**1005, 205 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2281295



\$725,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,389 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,170
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Pull Out Bed

Welcome to your dream downtown retreat, just steps from the Bow River. This fully renovated sub-penthouse offers near 1,400 square feet of beautifully designed living space, featuring 2 bedrooms and 2 bathrooms, all tucked into one of Calgary's most vibrant and walkable communities. As you enter, you're welcomed by luxury hardwood flooring that flows throughout the home, creating a seamless and contemporary feel. The open concept layout is bright, thanks to the floor-to-ceiling windows that flood the space with south facing light and offer stunning panoramic city views. The chef-inspired kitchen has been completely reimaged with sleek cabinetry, quartz countertops, an induction cooktop, and a modern hood fan. It's perfect for everything from quick breakfasts to full dinner parties. The adjoining dining and living area is anchored by a beautiful fireplace, making it a cozy yet sophisticated space to entertain or relax. The first bedroom features floor-to-ceiling windows, a large walk-in closet, and a luxuriously renovated ensuite with dual vanities and a walk-in shower. A custom wall-mounted bed adds versatility, allowing the room to transform quickly. The second bedroom is equally flexible, offering floor-to-ceiling windows, a spacious walk-in closet, and easy access to the second fully renovated luxury bathroom, complete with high-end finishes and a stunning bathtub. You will also find a spacious laundry room with built-in, high-end cabinetry that provides extra storage and space. Step outside onto your expansive 300 square foot private terrace—whether you're sipping your morning coffee, hosting friends, this outdoor space is a true extension of your living area that comes with stunning downtown views. Additional features include in-suite laundry, central A/C, secure underground parking, remote controlled blinds, and a full-time concierge

for added peace of mind. Situated just steps from the Bow River pathways, and some of Calgary's top restaurants, cafés, this location offers the perfect blend of nature, and convenience. Whether you're walking your dog along the river or grabbing a latte with friends, everything you need is just outside your door.