

**163, 333 Riverfront Avenue**  
**Calgary, Alberta**

**MLS # A2297240**



**\$199,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	490 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Price reduced! This is a great opportunity for investment with terrific location! This well-maintained and extensively updated one bedroom, one bathroom condo is located in the highly desirable Downtown East Village and offers exceptional value. The open-concept living area is spacious and inviting, complete with a electric fireplace. Adjacent to the kitchen is a versatile flex space suitable for a home office, workstation. The unit offers one generously sized bedroom with large windows that provide abundant natural light with 4-piece bathroom. In-suite laundry is conveniently located and neatly enclosed. A private balcony shows outdoor space for relaxation. The property also includes one heated, secure underground parking stall which is rented for \$260/month currently. The bright and functional unit enjoys a prime location within walking distance to the Bow River, Chinatown, Prince’s Island Park, shopping centers, C-Train access, cafes, restaurants, bars, the Central Library, Studio Bell, and other key amenities. The area boasts an excellent walk score and is ideal for both pedestrians and cyclists. The building is professionally managed and well cared for. This property is an excellent opportunity for first-time buyers, investors, or those seeking a well-appointed home in a central downtown location.