

**251, 222 Riverfront Avenue SW  
Calgary, Alberta**

**MLS # A2298204**



**\$449,800**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 805
<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>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Experience upscale urban living in this stunning 2 bedrooms + Den, 2 bathrooms condo (859 square feet) at the prestigious Waterfront Calgary. Located in the Flats, this beautifully designed unit features quartz countertops, stainless steel appliances, spacious rooms, and an open-concept layout perfect for modern living. The primary suite offers a private retreat complete with a relaxing 5 pc ensuite with dual sinks, standup shower and tub. 2nd bedroom situated on the opposite side of the living space and a 3 pc bathroom. Den w/built in desk. Situated on the second floor, the unit overlooks the serene central courtyard and gardens, providing a peaceful view. Residents enjoy premium amenities such as 24-hour concierge service, a fully equipped fitness centre, spa facilities, and a stylish party room. Just steps away from some of Calgary's top shops and dining, as well as the beautiful Prince's Island Park and the extensive river pathway system, this home offers the perfect balance of luxury and convenience. Unit comes with 1 Underground Parking and Storage Unit on the same level the second level.