

317, 333 Riverfront Avenue SE
Calgary, Alberta

MLS # A2300738



\$199,900

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	479 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to downtown living at its best in Calgary's vibrant East Village! Perfectly positioned just steps from the Bow River pathway system, this one-bedroom condo offers unbeatable access to year-round outdoor living—whether it's biking, jogging, or enjoying scenic river walks right outside your door. Located only minutes from Eau Claire and Calgary's core amenities, this is an ideal opportunity for first-time buyers looking to enter the market or investors seeking a highly rentable, walkable location. Inside, the bright and modern open-concept layout features 9-foot ceilings and large windows that fill the space with natural light. The kitchen is designed for both function and style, complete with granite countertops, ample cabinetry, and a convenient eat-in area—perfect for everyday living or entertaining. Step out onto your sunny south-facing balcony, offering a great space to relax and take in the energy of downtown. Additional highlights include in-suite laundry for added convenience. The well-managed building offers secure underground parking, visitor parking, two elevators, a garbage chute on every floor, and a resident gathering space—making this a true low-maintenance, lock-and-leave lifestyle. Whether you're investing or buying your first home, this is your chance to own in one of Calgary's most walkable, nature-connected communities. Book your private showing today!