

**417, 333 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2304592



\$214,888

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	478 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Stone Counters, Storage		

Inclusions: None

Top floor, South-facing balcony with reasonable condo fees that actually make sense in a great Downtown Location. This is a smart buy for both first-time buyers and investors in a location that keeps getting better. This well-kept one-bedroom condo checks the boxes for both comfortable living and long-term value. Being on the top floor adds privacy, peace and quiet, while the south-facing balcony brings in natural light throughout the day — a feature tenants and owners both appreciate. Inside, the layout is simple and functional with an open living space that feels comfortable without wasted square footage. The kitchen flows easily into the main living area, and the bedroom is a good size, easily accommodating a queen size bed, with plenty of light. In-suite laundry adds everyday convenience. What really sets this unit apart is the affordability and low monthly costs. The building keeps condo fees down by design — fewer amenities, lower overhead — making this a strong option for buyers looking to get into the market and investors focused on cash flow. Additional features include secure underground parking, bike storage, and an extra storage locker — practical space that adds real value. The building has been consistently easy to rent, with a history of single occupants, making it a straightforward, low-maintenance investment. Location is key here. You're steps from the Bow River pathway system for biking and walking, and within easy reach of groceries, restaurants, cafes, and everyday essentials. The new LRT station coming soon will only strengthen long-term appeal and accessibility. Whether you're looking for your first place, a clean downtown base, or a reliable rental property, this is one that simply works — top floor, sunny exposure, low costs, and a location built for both lifestyle and investment.