

**555, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2306322**



**\$315,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	609 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 585
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully quiet upgraded unit on the top floor of Waterfront Tower, offering a tranquil escape with breathtaking courtyard views and abundant natural light. This one-of-a-kind residence faces the preferred east direction, ensuring golden sunshine year-round. Situated just steps away from the Bow River, Princess Island Park, and the incredible pathways leading into the downtown core and historic Kensington market, this unit offers both convenience and luxury. The high-quality laminated flooring complements throughout the space. The open-concept living room boasts soaring 9-foot ceilings and floor-to-ceiling windows, flooding the space with natural light. The elegantly designed kitchen features quartz countertops, professional stainless-steel appliances, modern cabinetry, ample cupboard space, a large counter area, a single stainless-steel sink, and a garburator. A thoughtfully placed built-in desk in its own space adds to the unit's convenience. The master suite includes two double closets, a 3-piece bath with a quartz countertop, an undermount sink, a stand-up shower, and ceramic tile flooring. The laundry/storage space is equipped with a stackable washer/dryer set for your convenience. This unit also includes an underground parking stall and a storage locker. Additionally, central air conditioning ensures year-round comfort. Don't miss the opportunity to view this exceptional residential gem on the market!