

**722, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2307480



\$329,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Chinatown | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 589 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 604 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Mixed, Stone, Stucco | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Granite Counters, Open Floorplan, See Remarks | | |

Inclusions: Furniture and accessories.

FULLY FURNISHED & EQUIPPED! The WATERFRONT building is situated in a COVETED DOWNTOWN LOCATION steps away from chic restaurants, shopping, Calgary's picturesque Prince's Island Park, the river, the business district, and more. This is an incredible opportunity to call this fabulous condo apartment your home, a 'pied-a-terre', or consider a rental income generating investment in this highly sought-after location. This unit has been rented since new, is still in excellent condition, and has proven to be the most popular 1 bedroom for occupants. The Waterfront building boasts outstanding amenities including a recreation/party room, an outstanding gym complete with a yoga studio and steam rooms, a theatre room, a guest suite and a private park-like courtyard showcasing beautiful, mature trees and perfectly manicured flower beds. Unit 722 is located in 'Tower B' and offers an outstanding open concept layout complete with a spacious living room, a well equipped kitchen, a dining room, a built-in desk area, a generous bedroom and a five-piece bathroom complete with dual vanities. This unit features an outstanding, PRIVATE 365 SQFT PATIO. The high-end finishes lend a timeless quality to the space and the beautiful large windows flood the interior with streams of natural light. This is a special Offering and **MUST BE SEEN!**