

**416, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2311064**



**\$315,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	660 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>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** 2 Garage Door Controls

VACANT - EASY TO SHOW! Welcome to one of the hottest locations in Calgary! Steps to Prince's Island river path system, restaurants, shops & downtown. Executive style & top quality finishes in this one bedroom + den condo. This contemporary plan has features that will thrill the most discriminating buyer - 9' flat painted ceilings, gourmet kitchen with upgraded stainless steel appliances including gas cooktop, built-in oven, Sub Zero fridge with freezer drawers, granite countertops, new vinyl plank floors, sleek gas fireplace & fresh paint throughout. The flexible opaque "garage door" walls open up views & can create a den or expand the master bedroom. Lots of options here! This 4th floor condo looks east with a view of the river & Centre Street bridge. Building amenities include a gym with yoga studio, steam room & hot tub, games room & private movie theatre. 24 hour concierge service is available.