

**312, 205 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2311238



\$244,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	658 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Walk-In Closet(s)		
Inclusions:	None		

Walk in, drop your bag on the custom built-in desk, and you're already home. This isn't 657 square feet of compromise — it's a downtown condo that actually works. A dedicated office with the built-in already done for you. A walk-in closet off the bedroom. Custom built-ins and a full storage room that turn a one-bedroom footprint into a unit with a real place for everything. And a nearly 18-foot balcony looking out at mature trees. New flooring throughout. Central heat and AC.. In-unit laundry. Titled parking — so you're never circling the block. A full-time concierge on site. The address does the rest: Stephen Avenue, Prince's Island Park, and 17th Ave are all a short walk away. Works for the first-time buyer who wants a real workspace. Works for the downsizer who wants lock-and-leave without giving up storage.