

**317, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2313344



\$315,000

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|------------------|---|---------------|-------------------|
| Division: | Chinatown | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 671 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Guest, Heated Garage, Parkade, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt/Gravel | Condo Fee: | \$ 657 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Stone, Stucco | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters | | |

Inclusions: n/a

Welcome to Waterfront, one of Calgary's most desirable downtown communities, ideally located along the Bow River and pathway system in the heart of Eau Claire. This well-maintained 1 bedroom + open den condo offers 670 sq. ft. of thoughtfully designed living space and is conveniently located on the 3rd floor. The bright and functional layout features 9-foot ceilings, a spacious open-concept living area, and a versatile den perfect for a home office. The gourmet kitchen is equipped with quartz countertops, full-height hardwood cabinetry, an undermount sink, and a gas cooktop with built-in oven, along with a dishwasher, microwave, and refrigerator. Recent updates include fresh paint and new light fixtures, giving the home a clean, modern feel. Enjoy central heating and air conditioning, in-suite laundry, and a private east-facing balcony—perfect for morning sun. The unit also includes one assigned underground parking stall and a private storage locker conveniently located just across the hall. Residents of Waterfront enjoy an exceptional range of amenities including a 7th-floor outdoor courtyard, fitness centre and yoga studio, hot tub, theatre room, guest suite, party room with pool table, bicycle storage, car wash, concierge service, secure guest parking, and 24-hour security. The building is pet friendly with board approval. Step outside and enjoy immediate access to the Bow River pathways, Prince's Island Park, Eau Claire amenities, restaurants, shopping, and downtown, all within an easy walk. This quiet, secure building with outstanding walkability is the best of urban living.