

**319, 333 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2315170**



**\$200,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	482 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan		

**Inclusions:** None

Bright and modern 1-bedroom condo in the heart of Calgary's vibrant East Village! This well-designed unit features an open-concept layout with 9-ft ceilings, large windows, and beautiful city views. flowing seamlessly into the spacious living area complete with a cozy fireplace. Step outside to your sunny south-facing balcony—perfect for relaxing or entertaining. The unit also includes in-suite laundry, a full appliance package, and 1 underground parking stall. Enjoy unbeatable downtown living just steps from the Bow River pathways, Eau Claire, YMCA, restaurants, shopping, transit, and all core amenities. The well-managed building offers secure underground parking, visitor parking, two elevators, garbage chute access on every floor, and a resident gathering area. Ideal for first-time buyers, professionals, or investors seeking a highly walkable and rentable location. Exceptional value in one of Calgary's most connected communities!