

**201, 205 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2319697



\$400,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,011 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 853
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Curtains

Welcome to this beautifully renovated 2-bedroom, 2-bathroom corner unit, offering an exceptional blend of style, space, and convenience just steps from the Bow River. Filled with natural light from floor-to-ceiling windows, the open-concept layout features a spacious living room anchored by a cozy gas fireplace and a thoughtfully renovated kitchen complete with quartz countertops, sleek cabinetry, a stylish backsplash, stainless steel appliances, built-in cupboard organizers, and an eating bar perfect for entertaining. Extensively renovated from top to bottom, this move-in-ready apartment offers the perfect blend of modern style and everyday functionality. You'll appreciate the newer vinyl plank flooring, paint, knockdown ceilings, beautifully renovated bathrooms, contemporary fixtures, and upgraded lighting that creates a bright, welcoming atmosphere. The bedrooms feature pot lighting and custom-built closet systems, while smart storage solutions have been seamlessly integrated throughout the home. A custom front entry built-in, an upgraded front closet organizer, and added laundry room cabinetry maximize both organization and convenience, making this home as practical as it is stylish. The spacious primary bedroom features a private ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, family, or a home office. One of the standout features of this property is the oversized private patio, offering a rare outdoor retreat downtown and the perfect space for summer BBQs, entertaining, gardening, or simply relaxing outdoors. Ideally situated within walking distance of the Bow River, Prince's Island Park, Eau Claire, restaurants, shopping, transit, and countless downtown amenities, this home offers an outstanding urban lifestyle. Additional features include central air conditioning, a heated underground parking stall, and weekday

concierge service, providing comfort, convenience, and peace of mind. A truly turnkey property in one of Calgary's most desirable locations.