

**317, 333 Riverfront Avenue SE**  
**Calgary, Alberta**

**MLS # A2335039**



**\$180,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>     | 479 sq.ft.                         | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                              |                   |        |
|--------------------|------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                            | <b>Condo Fee:</b> | \$ 473 |
| <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>   | No Smoking Home, See Remarks |                   |        |

**Inclusions:** N/A

Welcome to downtown living at its best in Calgary's vibrant East Village! Perfectly positioned just steps from the Bow River pathway system, this one-bedroom condo offers unbeatable access to year-round outdoor living—whether it's biking, jogging, or enjoying scenic river walks right outside your door. Located only minutes from Eau Claire and Calgary's core amenities, this is an ideal opportunity for first-time buyers looking to enter the market or investors seeking a highly rentable, walkable location. Inside, the bright and modern open-concept layout features 9-foot ceilings and large windows that fill the space with natural light. The kitchen is designed for both function and style, complete with granite countertops, ample cabinetry, and a convenient eat-in area—perfect for everyday living or entertaining. Step out onto your sunny south-facing balcony, offering a great space to relax and take in the energy of downtown. Additional highlights include in-suite laundry for added convenience. The well-managed building offers secure underground parking, visitor parking, two elevators, a garbage chute on every floor, and a resident gathering space—making this a true low-maintenance, lock-and-leave lifestyle. Whether you're investing or buying your first home, this is your chance to own in one of Calgary's most walkable, nature-connected communities. Book your private showing today!