

1615, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2335260



\$495,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 807
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows		

Inclusions: TV in the living room

Rarely available south&east-facing 2-bedroom, 2-bathroom corner unit in a prestigious Waterfront high-rise, offering breathtaking Bow River and downtown city views! This sophisticated home welcomes you with an inviting foyer and beautiful hardwood flooring throughout the main living areas. The sleek, modern kitchen features an abundance of cabinetry, a large centre island, quartz countertops, and integrated appliances, creating a seamless and elegant design. The spacious dining area flows effortlessly onto the covered balcony, complete with a natural gas BBQ hookup, making outdoor entertaining a breeze. The bright and inviting living room features a cozy gas fireplace. The desirable south and east exposures, complemented by expansive floor-to-ceiling windows, flood the home with an abundance of natural light throughout the day while showcasing stunning Bow River and city views. The 9' ceilings further enhance the spacious and airy feel of this exceptional residence. The generous primary bedroom offers a luxurious 4-piece ensuite with an oversized soaker tub and separate shower. A well-appointed second bedroom is conveniently located adjacent to the dining area, while the main bathroom features an oversized walk-in shower. Enjoy year-round comfort with central air conditioning, plus an exceptional collection of resort-style amenities including a fitness centre, hot tub, steam rooms, private theatre, party room with pool table and full kitchen, car wash, concierge service, visitor parking, and secure bike storage. Heated underground parking and a private storage locker are included. Ideally located steps from Prince's Island Park, the Bow River pathway system, EAU Claire, Chinatown, cafés, restaurants, shopping, the +15 network, and the C-Train station, this exceptional unit offers the perfect combination of luxury, convenience, and

vibrant downtown living. A rare opportunity to experience elevated waterfront urban living in one of the city's most desirable locations!