

521, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2338403



\$344,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	768 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 738
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Freshly updated with brand-new carpet, this 768 sq ft, two-bedroom, two-bathroom residence in (The Flats Tower) at Waterfront delivers clean, modern inner-city living. Soaring nine-foot ceilings and expansive floor-to-ceiling windows that flood the open-concept layout with light. The functional kitchen comes appointed with quartz countertops, a large eat up bar, full-height cabinetry, and a full stainless steel appliance package. Thoughtfully separated for privacy, the primary bedroom serves as a quiet retreat, offering a walk through closet and attached 5 piece ensuite. The second room with sliding glass door, is steps away from a 3 piece bathroom. This room offers flexibility for guests or a home office setup. Key practical features include in-suite laundry, central air conditioning, an assigned parking stall, and an assigned storage locker. Residents enjoy access to resort-style amenities, including concierge service, a fitness centre, hot tub, sauna, social lounge, private theatre, garden patio, and an on-site car wash. Situated directly along the Bow River pathway network, this location puts Prince's Island Park, Eau Claire, Chinatown, and downtown offices right at your doorstep.