

**511, 222 Riverfront Avenue SW
 Calgary, Alberta**

MLS # A2338879



\$548,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 891
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to prestigious urban living in the refined Waterfront Tower A, one of Calgary's premier riverfront communities where contemporary design, exceptional amenities, and one of Calgary's most desirable inner-city locations come together. This beautifully appointed 2-bedroom, 2-bathroom residence with a versatile den offers a sophisticated yet comfortable setting just moments from downtown, the Bow River pathways and Prince's Island Park. The home features a spacious, chef-inspired kitchen with generous cabinetry and workspace, complemented by premium appliances including a gas stove and Sub-Zero refrigerator. The well-designed floor plan provides comfortable living and dining spaces, two well-proportioned bedrooms and a versatile den that works equally well as a home office or quiet retreat. Central air conditioning adds year-round comfort, while two assigned side-by-side underground parking stalls and convenient storage located on the same floor provide welcome everyday practicality. Residents of Waterfront also enjoy an impressive collection of shared amenities, including a private lounge, fully equipped fitness centre and yoga studio, indoor whirlpool, steam room and executive concierge service. With the river pathways, Prince's Island Park and downtown all within easy reach, this is a wonderful opportunity to enjoy a well-appointed home in one of Calgary's most established inner-city residential developments.