

**2018, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2204354



\$359,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	537 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 528
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Welcome to Waterfront, one of Calgary's most prestigious condo developments, where luxury meets convenience in the heart of downtown. This stunning 1-bedroom, 1-bathroom unit on the 20th floor offers Bow River views through expansive floor-to-ceiling windows, filling the space with natural light. Designed for modern urban living, the open-concept layout features a gourmet kitchen with sleek quartz countertops, high-end built-in appliances, a gas cooktop, and rich wood cabinetry. The spacious living and dining area provides the perfect setting for entertaining or relaxing while enjoying the vibrant downtown atmosphere. The primary bedroom includes a walk-through closet leading to a spa-like 4-piece bathroom. In-suite laundry and central air conditioning add to the convenience. Residents of Waterfront enjoy world-class amenities, including a fully equipped fitness center, yoga studio, hot tub, sauna, social lounge, movie theatre, and concierge service. Located steps from Eau Claire, Prince's Island Park, the Bow River pathway system, Chinatown, and the downtown core, this home offers the ultimate in inner-city convenience and lifestyle. This is a rare opportunity for first-time buyers, professionals, and investors looking for a premium condo in a prime location.