

# \$449,000 - 319, 222 Riverfront Avenue Sw, Calgary

MLS® #A2218676

**\$449,000**

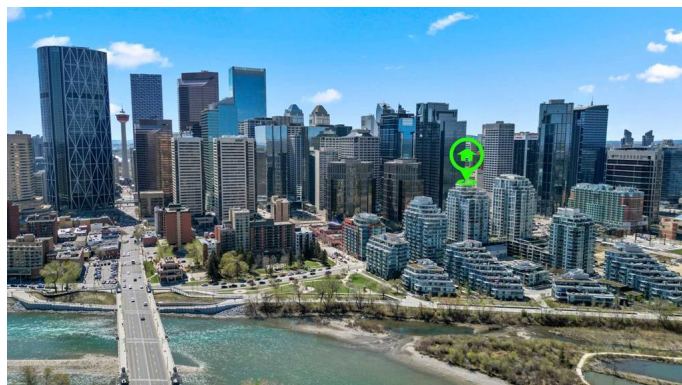
2 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

\*\*\*Freshly Painted\*\*\* Are you an urban professional who walks to work? With a Walk Score of 96, the condos at WATERFRONT are tailored for your lifestyle. This bright, south-west facing corner unit in the sought-after 'A' Tower (East) features 2 bedrooms and 2 bathrooms, and is in move-in-ready condition. Modern, upscale finishes include stainless steel appliances with a gas cooktop, integrated fridge, New dishwasher, quartz countertops, a pantry, wide-plank hardwood flooring, soft-close custom cabinetry, a gas fireplace, Grohe plumbing fixtures, and 9-foot ceilings. Enjoy outdoor living on the large, covered balcony equipped with a gas BBQ hookup. Also included are an oversized underground parking stall (P3) and a storage locker on the 3rd floor. WATERFRONT offers exceptional amenities: 24/7 concierge and security, guest suite, ownersâ€™ lounge with kitchen and pool table, screening room, fully equipped fitness and yoga studio, hot tub, car wash bay (P4), and secure bike storage. Convenient retail servicesâ€™ including a coffee shop, wine store, and hair salonâ€™ are located right on the main level. Plus, you're just minutes from Bow River Pathways and Princeâ€™s Island Park. Explore the Video Virtual Tour on YouTube by searching MLS® #A2218676. Call your favourite Real Estate Agent to book a private viewing.

Built in 2010



## Essential Information

MLS® #	A2218676
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	319, 222 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0W3

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Leased, Parkade, Stall, Underground

## Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, Steam Room, Vinyl Windows
Appliances	Built-In Refrigerator, Gas Stove, Range Hood, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
# of Stories	26

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Concrete, Stone

### Additional Information

Date Listed	May 9th, 2025
Days on Market	42
Zoning	DC

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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