

\$475,000 - 1325, 222 Riverfront Avenue Sw, Calgary

MLS® #A2249013

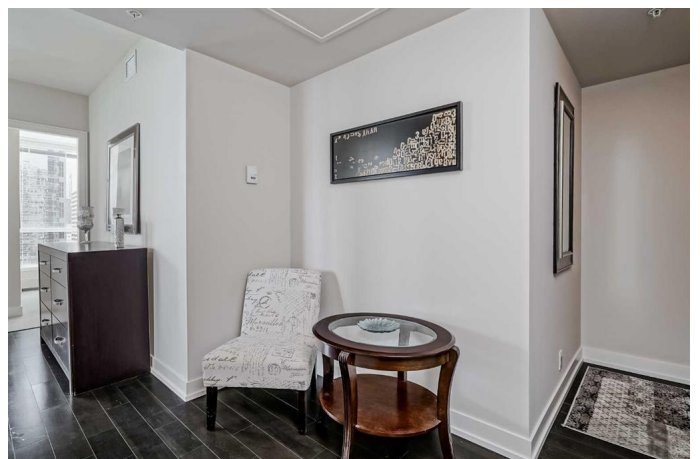
\$475,000

2 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to this gorgeous 2 bedroom, 2 bathroom home in one of Calgary's most sought after buildings, The Waterfront. This condo truly has it all. As you walk in you are greeted with beautiful dark wood floors, high ceilings, and an entry way with sitting area. The completely open floor plan is well designed and offers you a massive kitchen with beautiful island, quartz counter tops, built in stainless steel appliances including a gas cooktop. You can have guests sit at the large island while cooking a meal and entertaining as well as have additional guests or family lounging in the living room complete with a gas fireplace and floor to ceiling windows overlooking the Calgary inner city skyline. The dining room is just next to the kitchen and opens directly to your large, south east facing balcony giving AMAZING RIVER VIEWS AND DOWNTOWN SKYLINE VIEWS from 13 stories up. The primary bedroom is large enough for all of your bedroom furniture and features dual closets, floor to ceiling windows, and a spa style ensuite with a large soaker tub and walk-in shower. The second bedroom is also a great size with it's own dual closets and direct access to the second full bathroom with a large walk-in shower. The home offers additional storage, in-unit laundry, UNDERGROUND PARKING and assigned storage locker. The Waterfront is truly one of Calgary's best buildings with great amenities such as a huge gym, party room with a pool table, common work spaces, movie theatre,



hot tub, community gardens and a car wash. With being steps away from the Bow River Walk Way, shops, restaurants, parks and pathways you are in one of the best locations in the city. Do not miss out on this opportunity to own a great home in an luxury downtown building offering exclusive amenities.

Built in 2011

Essential Information

MLS® #	A2249013
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1325, 222 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0W3

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Sauna, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Built-In Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	24

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Stone

Additional Information

Date Listed	August 21st, 2025
Days on Market	11
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.