



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #2421, Calgary T2P 0W3

MLS® #: **A2095977**

Area: **Chinatown**

Listing Date: **12/04/23**

List Price: **\$1,699,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 08-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,066**
Low Sqft:
Ttl Sqft: **2,066**

DOM

168

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Stall,Underground

Utilities and Features

Roof:

Heating: **Central**

Sewer:

Ext Feat: **Courtyard,Private Entrance**

Construction:

Concrete,Stone,Stucco

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator

Int Feat:

Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`5" x 16`2"	Dining Room	Main	14`6" x 6`8"
Living Room	Main	19`4" x 15`0"	Foyer	Main	7`5" x 5`6"
Office	Main	13`7" x 10`7"	Laundry	Main	6`8" x 5`2"
Bedroom - Primary	Main	14`6" x 13`8"	Bedroom	Main	13`3" x 9`11"
Bedroom	Main	11`5" x 11`0"	2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$1,887

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1111929**

Remarks

Pub Rmks: **Luxurious 24th Floor Oasis with PANORAMIC VIEWS and 3 ASSIGNED UNDERGROUND PARKING STALLS in The Waterfront! Step into opulence with this 3-bedroom plus den condo on the 24th floor, boasting over 2,000 sq ft of living space. Floor-to-ceiling windows bathe the open plan in natural light, accentuating the living room with a captivating fireplace, a stylish dining area, and a kitchen that is a statement in itself—adorned with quartz countertops, rich dark cabinetry, a spacious island/eating bar, and top-notch stainless-steel appliances. Nestled discreetly off the living room is a tranquil den/office, providing a quiet retreat. Each of the three generously sized bedrooms comes with its own private ensuite bath. The primary bedroom, with balcony access, boasts a lavish 5-piece ensuite featuring dual sinks, a rejuvenating soaker tub, and a separate shower. Completing the interior are a convenient 2-piece powder room and a dedicated laundry room. Step outside to indulge in breathtaking views from not one but two expansive balconies, offering spectacular north, west, and south panoramas. Elevate your lifestyle with access to the Waterfront's first-class amenities, including an assigned storage locker, fitness center, whirlpool, steam rooms, party and recreation rooms, a private movie theatre, concierge services, and even a car wash facility. Just steps outside the front door of the building is Gravity Coffee, a hair salon, wine store & Mina's Brazilian Steakhouse. Also enjoy the convenience of close proximity to Bow River pathways, Prince's Island Park, downtown dining and shopping, as well as seamless access to public transit. This residence is a perfect blend of sophistication, comfort, and convenience.**

Inclusions:
Property Listed By: **Built-in coffee machine.
RE/MAX REAL ESTATE (CENTRAL)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













