



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #1112, Calgary T2P 0W3**

MLS® #: **A2101414**

Area: **Chinatown**

Listing Date: **01/15/24**

List Price: **\$467,500**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 19-Apr**

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: **801**  
Low Sqft:  
Ttl Sqft: **801**

DOM

**122**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Heated Garage,Parkade,Secured,Stall,Underground**

Utilities and Features

Roof: **See Remarks**  
Heating: **Central,Fireplace(s),Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Stone**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Disposal,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Elevator,Open Floorplan,Pantry,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`5" x 8`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`2" x 6`11"</b>	<b>Family Room</b>	<b>Main</b>	<b>14`11" x 12`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 6`11"</b>	<b>Office</b>	<b>Main</b>	<b>4`10" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 8`11"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`11" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 8`11"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$799

Fee Simple

DC pre 1P2007

Fee Freq:

Monthly

Legal Desc: 1013688

Remarks

Pub Rmks:

Situated just a short distance from Chinatown in downtown, this 11th-floor 'Waterfront' condominium in the Eau Claire district offers breathtaking views of the Bow River valley and Prince's Island Park. The European-style kitchen boasts a Sub-Zero fridge with two freezer drawers, all adorned with matching wood to complement the solid wood cabinets. It also features a gas cooktop, a built-in electric oven, a microwave, quartz countertops, and a convenient sit-at island. The family room area is enhanced by a gas fireplace, a dining room, and access to a private patio with a glass rail, providing additional views to the west and showcasing the Rocky Mountains. The primary bedroom has a walk-through closet and a luxurious 6-piece ensuite featuring dual sinks and a soaker tub. This unit includes a second full bathroom, a bedroom/den, and in-suite laundry. Additional amenities encompass a storage unit, an oversized parking stall, concierge services, a private owners' lounge, a fitness centre with a yoga studio, an indoor whirlpool, and direct access to the extensive Bow River pathway system. Whether you're a downtown professional or an investor, appreciate the premium features of this exceptional unit.

Inclusions:

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Property Listed By:

RE/MAX Real Estate (Central)

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



















