



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #238, Calgary T2P0X2

MLS® #: **A2115189**

Area: **Chinatown**

Listing Date: **03/15/24**

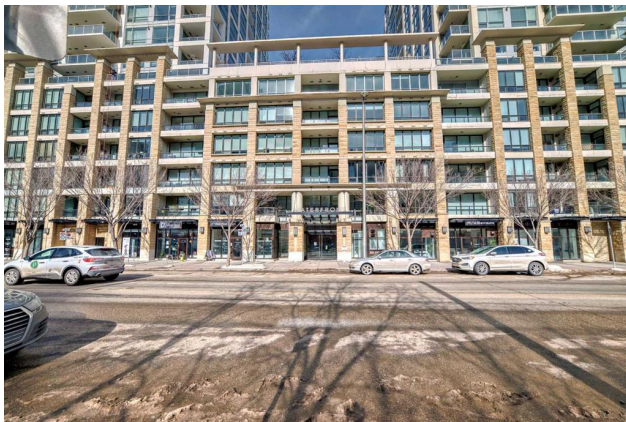
List Price: **\$488,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 02-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: **845**
Low Sqft:
Ttl Sqft: **845**

DOM

65

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Additional Parking,Assigned,Parkade,Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Garden**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Range Hood,Washer**
Int Feat: **Elevator,No Animal Home,No Smoking Home,Open Floorplan,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>
Balcony	Main	6`7" x 5`0"	Bedroom - Primary	Main	14`1" x 9`5"
5pc Ensuite bath	Main	9`10" x 7`0"	3pc Bathroom	Main	7`9" x 5`7"
Living Room	Main	14`8" x 12`11"	Kitchen With Eating Area	Main	12`4" x 10`7"
Den	Main	10`4" x 7`8"	Entrance	Main	7`10" x 4`11"
Walk-In Closet	Main	9`9" x 4`9"	Laundry	Main	2`9" x 2`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$758

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

1111929

Remarks

Pub Rmks:

Investor Alert! Spacious 1 bedroom, 2 bathroom plus 1 flex home in unit of Tower B at Riverfront. Great kitchen with large island and premium concealed appliances behind custom millwork. 2 secure underground parking stalls and one large storage are included. Located between Calgary's downtown core and Prince's Island Park, the homes at Riverfront are a great place to call home. Residents have access to over 6000 sqft of amenities including private owner's lounge, fully-equipped fitness centre and yoga studio, indoor whirlpool and steam rooms, private movie theatre and executive concierge. DO NOT MISS IT.

Inclusions:

n/a

Property Listed By:

Homecare Realty Ltd.

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

