



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #220, Calgary T2P 0A5**

MLS® #: **A2123285**

Area: **Chinatown**

Listing Date: **04/16/24**

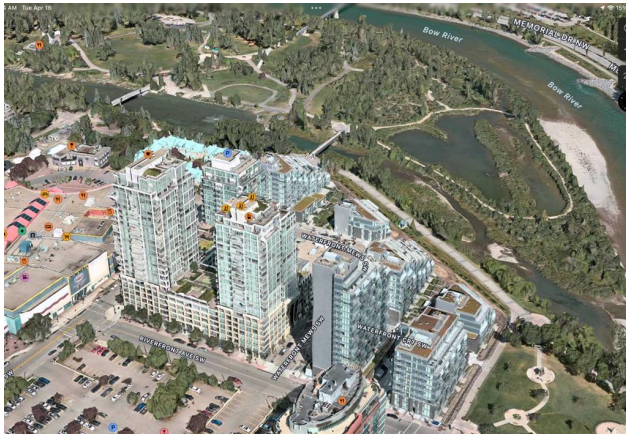
List Price: **\$339,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **588**  
Low Sqft:  
Ttl Sqft: **588**

DOM

**33**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings**  
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	17' 5" x 10' 8"	Kitchen	Main	13' 0" x 9' 6"
Bedroom	Main	10' 0" x 10' 0"	5pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:  
**\$557**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC (pre 1P2007)**

Legal Desc:	1013688	Monthly	Remarks
Pub Rmks:	Experience the city living in this delightful one-bedroom, one-bathroom condo with underground parking at 220 222 Riverfront Avenue, right in the heart of downtown Calgary. This cozy space is designed with your comfortable bedroom, and your very own in-suite laundry. You get a secure spot in the underground parking area and storage area, easy access to the beautiful Bow River, perfect for leisurely walks. Plus, you're just a step away from downtown conveniences, restaurant, shopping, and entertainment. The building itself is like a dream come true with its fantastic amenities, such as FITNESS FACILITIES, INDOOR WHIRLPOOL, SAUNA, MOVIE THEATRE, PRIVATE OWNERS SOCIAL LOUNGE, OUTDOOR GARDEN PATIO, VISITOR PARKING, CAR WASH and so much more! even a helpful concierge service. There's also visitor parking and guest suits for when you have guests over. Don't miss the chance to live in this downtown Calgary.		
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

