



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #246, Calgary T2P 0X2

MLS® #: **A2125123**

Area: **Chinatown**

Listing Date: **04/26/24**

List Price: **\$295,000**

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: **494**
Low Sqft:
Ttl Sqft: **494**

DOM

24

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall, Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Courtyard, Storage**
Construction: **Concrete**
Flooring: **Ceramic Tile, Laminat**
Water Source:
Fnd/Bsmt:
Kitchen Appl: **Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, 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	4`1" x 6`2"	Living Room	Main	9`9" x 14`2"
Kitchen With Eating Area	Main	12`5" x 11`5"	Office	Main	2`9" x 5`7"
Laundry	Main	2`8" x 2`9"	Bedroom - Primary	Main	9`10" x 9`8"
Entrance	Main	5`4" x 4`11"	3pc Bathroom	Main	4`11" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$459

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc:	1111929	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to this upscale bachelor suite in the exclusive Waterfront - a great modern condo in the heart of downtown, just steps from amazing paths and the Bow River, restaurants, Eau Claire market, shopping area, Prince's Island and more. This suite includes laminate flooring throughout with high end interior finishing. The kitchen features a gas range, stainless steel oven and dishwasher, stunning white quartz countertops and an elegant fridge door panel matches the cabinets. 9 ft. ceilings and open floor plan ensure natural light from the full height windows throughout the unit. The living room opens to direct access to the west facing balcony with gas hookup for BBQ. Ceramic tile in the 3-piece bath with large stand-up shower. You will also appreciate the in-suite laundry and a built-in desk with rolling filling cabinets. Also included an underground parking stall and a separate storage locker. Building amenities: a full gym, owner' lounge, indoor whirlpool, bike storage, car wash, 24 hours concierge and security, visitor parking and movie theater. Don't miss out on this remarkable opportunity to live in truly exceptional property.		
Inclusions:	N/A		
Property Listed By:	Grand Realty		

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









