



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #1216, Calgary T2P 0W3

MLS® #: **A2126522**

Area: **Chinatown**

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

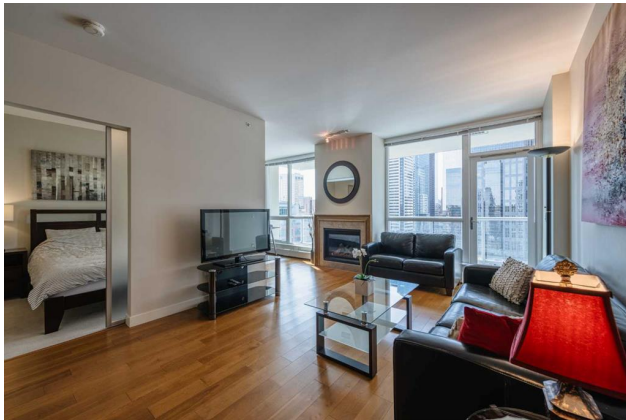
List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 05-May**

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: **623**
Low Sqft:
Ttl Sqft: **623**

DOM

23

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: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 11`4"	Dining Room	Main	11`6" x 8`7"
Kitchen	Main	9`2" x 8`6"	Den	Main	8`11" x 7`5"
Bedroom - Primary	Main	9`10" x 8`6"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$614

Title: **Fee Simple**
Fee Freq:

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

Legal Desc:	1013688	Monthly	Remarks
Pub Rmks:	<p>Explore this cozy 1 Bed + Den Apartment 623 sq. ft. located on the popular Waterfront. The South-facing Living Room boasts a gas fireplace and floor-to-ceiling windows, flooding the space with sunlight and offering stunning Downtown views from the unit-width Balcony. Adjacent to the Living Room is a Den, perfect for work with its captivating view. The Master Bedroom features 2 frosted sliding doors, leading to a 4 pc Bath with granite counters and Laundry facilities. The Kitchen is equipped with w/ SS appliances (including a gas stove and built-in Fridge), granite countertops with an eating bar, and cabinets that reach up to the ceiling. This unit includes A/C, an Assigned Underground Parking stall, and an Assigned Storage. The complex offers an array of resort-like amenities such as Fitness facilities, a Movie Theater, a Social Lounge, a Hot Tub, a Sauna, an Outdoor Garden, Visitor Parking, and more. Conveniently located just two blocks from the Downtown Core, Walk to the River and Princess Island, Eau Claire Market, Chinatown, and the C-train Station, this apartment offers the ultimate urban living experience. Don't miss out on this opportunity!</p>		
Inclusions:	N/A		
Property Listed By:	Jessica Chan Real Estate & Management Inc.		

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

