



THE A-TEAM

RE/MAX FIRST

222 RIVERFRONT Avenue #1521, Calgary T2P 0X2

MLS® #: A2132220 Area: Eau Claire Listing Date: 05/20/24 List Price: \$688,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2011

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Assigned, Parkade, Secured, Side By Side, Underground

Finished Floor Area

Abv Sqft: 1,106
Low Sqft:
Ttl Sqft: 1,106

DOM

36
Layout
Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard, Hot Water, Natural Gas
Sewer:
Ext Feat: Balcony, BBQ gas line, Courtyard

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

Kitchen Appl: Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Kitchen, Bedroom, 5pc Ensuite bath, and Laundry.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Bedroom - Primary, Den, and 3pc Bathroom.

Legal/Tax/Financial

Condo Fee:  
**\$1,005**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

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

Legal Desc: **1111929**

Remarks

Pub Rmks: **Sky-High Luxury Living in the Waterfront! Prime northwest corner location with spectacular views of Prince's Island Park, Bow River, mountains, COP and the downtown city lights! The many large expansive corner windows provide an abundance of bright natural light while enhancing those incredible views from every room! Exceptional open floor plan that's perfect for entertaining and great layout with opposite side bedrooms for complete privacy! Immaculate and upgraded home with hardwood flooring, granite and quartz counter-tops, soft-close drawers, Hunter Douglas blinds throughout and stylish upgraded coffered ceilings with generous amount recessed lighting! You'll be sure to enjoy the large covered balcony with incredible views, natural-gas fireplace, 5 pce ensuite bath with large soaker tub, California Closet organizers, separate office-den, open kitchen with large eat-in Island, gas range, 2 built-in freezer drawers, separate laundry room with storage, high-end stack washer/dryer and spacious tile entrance to greet your guests. Comes with 2 very convenient SXS parking stalls across from elevator doors and storage locker in secure storage room. The luxurious Waterfront towers provide first-class amenities with concierge service, impressive lobby with comfortable seating area, fully equipped fitness center, hot tub area, steam rooms, yoga studios, social lounge with billiard table, awesome Theater room, private inner courtyard and car wash facilities! The location is extraordinary along the south bank of the Bow River next to Prince's Island Park, amazing pathway system, near by shops and boutiques, great restaurants and Cafes, Chinese Cultural Center and quick access to transportation and the LRT. Time to enjoy the ultimate in downtown urban living!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX House of Real Estate**

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













