



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #560, Calgary T2P 0W3**

MLS® #: **A2134754**

Area: **Eau Claire**

Listing Date: **05/23/24**

List Price: **\$299,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2012**

Finished Floor Area

Abv Sqft: **496**  
Low Sqft:  
Ttl Sqft: **496**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**33**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Access:  
Lot Feat:  
Park Feat:

**Underground**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Glass,Silent Floor Joists,Stone**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range,Dishwasher,Garage Control(s),Garburator,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`5" x 13`6"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`4" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>7`7" x 9`10"</b>	<b>Nook</b>	<b>Main</b>	<b>5`9" x 2`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`5"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`5" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>5`0" x 5`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$459**

Title:  
**Leasehold**  
Fee Freq:  
**Monthly**

Zoning:  
**MC1**

Legal Desc: **1111929**

Remarks

Pub Rmks: **Incredible opportunity for the investment or starter market buyer. This junior one bedroom or studio style condo is so efficiently laid out with open plan living and dining room space. Bedroom is walled in on both sides for privacy. The spacious balcony faces a lush and green courtyard, The amenities at Waterfront are second to none. From the grande lobby to the huge and fully equipped gym to the beautiful owners lounge, theatre room, guest suite, the list goes on. At this price, this unit will not last on the hot Calgary market. Please book your showing today.**

Inclusions: **NA**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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





















