



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #1426, Calgary T2P0W3**

MLS®#: **A2137307**

Area: **Chinatown**

Listing Date: **06/03/24**

List Price: **\$374,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 24-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **621**

Low Sqft:

Ttl Sqft: **621**

DOM

**105**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete, Stone, Stucco**  
Flooring: **Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range, Built-In Refrigerator, Dishwasher, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 11`5"
Dining Room	Main	11`5" x 7`6"
4pc Ensuite bath	Main	7`5" x 4`11"
Den	Main	9`0" x 6`5"

Room	Level	Dimensions
Kitchen	Main	8`7" x 8`4"
Bedroom - Primary	Main	9`6" x 8`10"
Foyer	Main	4`11" x 4`3"
Laundry	Main	3`1" x 2`8"

Legal/Tax/Financial

Condo Fee:  
**\$564**

Title:  
**Fee Simple**

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

Fee Freq:  
**Monthly**

Legal Desc: **1111929**

Remarks

Pub Rmks: **Price Improvement > DOWNTOWN LIVING AT ITS FINEST. Welcome to Waterfront, the epitome of urban living! Nestled between communities of Chinatown and Eau Claire. Steps away from Princess Island Park and the Bow River Pathway where you can take in dining, arts and entertainment while still having the convenience of a quick walk into downtown for work. This well appointed and recently renovated 1-bedroom + den condo offers over 622 SQFT of open living space complimented by an abundance of natural light and high ceilings. As you enter, you will be invited in with warm, neutral and natural architectural finishes including the new luxury vinyl plank flooring. Your galley style kitchen comes equipped with a gas stove top perfect for exploring your culinary interests while entertaining your guests at the eating bar. Adjacent, a dining area to enjoy those memorable meals and spacious living room to relax, unwind or even cozy up next to the fireplace. Next to the living room is your den where you can set up your office, a nice reading couch or even a murphy bed for guests. The living room, den and balcony all provide views of Calgary's beautiful downtown skyline and the balcony boasts over 140 SQFT, fit for curating your own outdoor oasis. As you wind down for the night, your primary bedroom is equipped a 4pc ensuite, laundry and closets all situated for ease of access. This unit also provides the added convenience of assigned storage (P4 Locker 90) and parking (P3 Stall 642), including ample visitor parking for your guests. That's not all, the Waterfront condominium complex offers over 6,000 sq ft of amenity space, including a fitness centre, private owners lounge, visitor parking, hot tub, sauna, yoga room, and theatre for entertainment. This complex has a concierge desk, is very secure and well situated. In fact, the building itself has retail tenants along the main floor and includes salons, coffee, dining and more. Just steps beyond the building you will find the expansive pathways along the Bow River and the serene Princess Island Park. Downtown Calgary is home to a thriving and vibrant food scene, head offices of many energy sector and technology companies and you will be situated in the heart of it. On top of all this even more is coming with the transformation of Eau Claire Market and the Green Line LRT which will bring increased amenities, ultimately enhancing the value potential of this property further. Treat yourself to the lifestyle you deserve and call this unit your new home.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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