



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #617, Calgary T2P 0W3**

MLS® #: **A2140688**

Area: **Chinatown**

Listing Date: **06/27/24**

List Price: **\$359,400**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **660**  
Low Sqft:  
Ttl Sqft: **660**

DOM

**81**  
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: **Assigned, Parkade**

Utilities and Features

Roof:  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Washer/Dryer Stacked**  
Int Feat:  
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9' 7" x 8' 11"</b>	<b>Living Room</b>	<b>Main</b>	<b>12' 11" x 10' 11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7' 0" x 7' 0"</b>	<b>Foyer</b>	<b>Main</b>	<b>5' 2" x 3' 10"</b>
<b>Office</b>	<b>Main</b>	<b>9' 7" x 6' 11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 4" x 8' 11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8' 4" x 7' 4"</b>	<b>Laundry</b>	<b>Main</b>	<b>2' 11" x 2' 8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$657**

Title:  
**Fee Simple**

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

Fee Freq:  
**Monthly**

Legal Desc: **1013688**

Remarks

---

Pub Rmks: **NEW MASSIVE PRICE DROP! THIS HIGH END LUXURY ONE BED + DEN ALSO COMES FULLY FURNISHED! DON'T MISS OUT! Welcome to the "Waterfront", in the heart of our vibrant city. Steps from +15 access and walking distance to downtown amenities, shopping and the beautiful Calgary riverfront, the location can't be beat. This one bedroom and one bathroom condo has been well maintained for a fresh and bright feel. Tastefully furnished, just bring your suitcase and start enjoying the downtown lifestyle. Walking in you will be greeted with a complete kitchen, including Electrolux gas range, Electrolux Icon oven and built in Sub-Zero fridge. It's worth noting that Range, Washer and Dryer the appliances are not condo sized - but rather full size. Featuring beautiful flooring throughout the living room, a gas fireplace and in unit AC, the comfort lasts all year long. The sunny patio is perfect for your morning coffee before you head down to visit the buildings amenities, including a fitness centre with full weight rack, sauna and theatre. This unit comes with assigned parking conveniently located on P2 and a storage unit right on the same level as the home. Convenience all around, the building also features a car wash, guest parking, a communal rooftop garden on the 7th floor, a party room and guest suite. Concierge is on site 8am-8pm as well as 24 hour security for your Skip the Dishes & Amazon deliveries. If you are looking for the ultimate blend of comfort and convenience, this home is perfect for you! Don't hesitate and contact your Realtor to book a showing today!**

Inclusions: **BBQ and Cupboards in the main room**  
Property Listed By: **RE/MAX Realty Professionals**

---

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