



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #1227, Calgary T2P0X2**

MLS® #: **A2144619**

Area: **Chinatown**

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

List Price: **\$538,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
Int Feat: **Elevator, High Ceilings, Quartz Counters, Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 10`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$768**

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

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

Legal Desc: **1111929**

Remarks

Pub Rmks: **Prime location two bedroom, two bathroom condo in a well built concrete building. The unit is spacious and well designed with a southwest corner view (12th floor). Great amenities: fitness centre, weight and cardio, social room.**

Inclusions: **tv wall mount in living room, fobs for front door and parkade**

Property Listed By: **Royal LePage Solutions**

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











