



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #555, Calgary T2P 0W3

MLS®#: **A2150033**

Area: **Chinatown**

Listing Date: **07/16/24**

List Price: **\$379,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 03-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **608**

Low Sqft:

Ttl Sqft: **608**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

62

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Underground**

Utilities and Features

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

Construction: **Concrete,Glass,Stone**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	2`3" x 2`9"	3pc Bathroom	Main	4`11" x 8`5"
Bedroom - Primary	Main	10`5" x 8`3"	Living Room	Main	14`0" x 11`8"
Balcony	Main	3`5" x 7`4"	Entrance	Main	4`6" x 5`8"
Dining Room	Main	2`9" x 3`8"	Kitchen With Eating Area	Main	15`6" x 8`5"
Furnace/Utility Room	Main	2`0" x 2`5"			

Legal/Tax/Financial

Condo Fee:
\$565

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1111929**

Remarks

Pub Rmks: **Open house Aug 3, Saturday 1:00-3:00pm, Welcome to this beautifully quiet upgraded unit on the top floor of Waterfront Tower, offering a tranquil escape with breathtaking courtyard views and abundant natural light. This one-of-a-kind residence faces the preferred east direction, ensuring golden sunshine year-round. Situated just steps away from the Bow River, Princess Island Park, and the incredible pathways leading into the downtown core and historic Kensington market, this unit offers both convenience and luxury. The high-quality laminated flooring complements throughout the space. The open-concept living room boasts soaring 9-foot ceilings and floor-to-ceiling windows, flooding the space with natural light. The elegantly designed kitchen features quartz countertops, professional stainless-steel appliances, modern cabinetry, ample cupboard space, a large counter area, a single stainless-steel sink, and a garburator. A thoughtfully placed built-in desk in its own space adds to the unit's convenience. The master suite includes two double closets, a 3-piece bath with a quartz countertop, an undermount sink, a stand-up shower, and ceramic tile flooring. The laundry/storage space is equipped with a stackable washer/dryer set for your convenience. This unit also includes an underground parking stall and a storage locker. Additionally, central air conditioning ensures year-round comfort. Don't miss the opportunity to view this exceptional residential gem on the market!**

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

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