



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #1726, Calgary T2P 0X2

MLS®#: **A2152301**

Area: **Chinatown**

Listing Date: **07/30/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **618**
Low Sqft:
Ttl Sqft: **618**

DOM

175
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s)**
Int Feat: **Closet Organizers,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4' 3" x 5' 1"
Dining Room	Main	8' 8" x 8' 9"
Laundry	Main	2' 11" x 2' 9"
4pc Ensuite bath	Main	7' 5" x 4' 11"

Room	Level	Dimensions
Kitchen	Main	8' 8" x 8' 3"
Living Room	Main	12' 10" x 11' 6"
Bedroom - Primary	Main	9' 9" x 8' 10"
Office	Main	9' 3" x 6' 9"

Legal/Tax/Financial

Condo Fee:
\$564

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **1111929**

Remarks

Pub Rmks: ****Check out the 3D Tour!**** Discover the pinnacle of urban living in this impeccably maintained one-bedroom plus den condo, ideally situated in the heart of downtown. This South-facing unit, boasting 9-foot ceilings, offers an open floor plan with breathtaking views of the downtown skyline and the Bow River from the private balcony. Enjoy the luxury of high-end finishes throughout, including top-tier fixtures, granite countertops, and exquisite flooring. The kitchen is equipped with premium appliances, ensuring a seamless and sophisticated culinary experience. Location is everything, and this condo excels in that regard. Just steps away from Prince's Island Park, Eau Claire Market, and the scenic walking and bike paths along the Bow River, you'll have endless opportunities for outdoor activities and leisure. Additionally, the Plus 15 skywalk system is just one block away, providing convenient indoor access to numerous downtown amenities. 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. The complex features a concierge desk, ensuring security and convenience. The building itself is home to retail tenants, including salons, coffee shops, dining options, and more, providing everything you need just an elevator ride away. Downtown Calgary is home to a thriving and vibrant food scene and the head offices of many energy sector and technology companies. The ongoing transformation of Eau Claire Market and the upcoming Green Line LRT will bring even more amenities and enhance the value potential of this property. Additional features include in-suite laundry, an extra storage locker in the lower parkade, bike storage, and a heated parking space with a car wash bay on level P4. Treat yourself to the lifestyle you deserve and call this unit your new home. Experience downtown living at its finest in this exceptional condo - your perfect urban oasis awaits!

Inclusions:
Property Listed By: **Hood Fan
CIR Realty**

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











