



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #918, Calgary T2P 0W3**

MLS® #: **A2158487**

Area: **Chinatown**

Listing Date: **08/16/24**

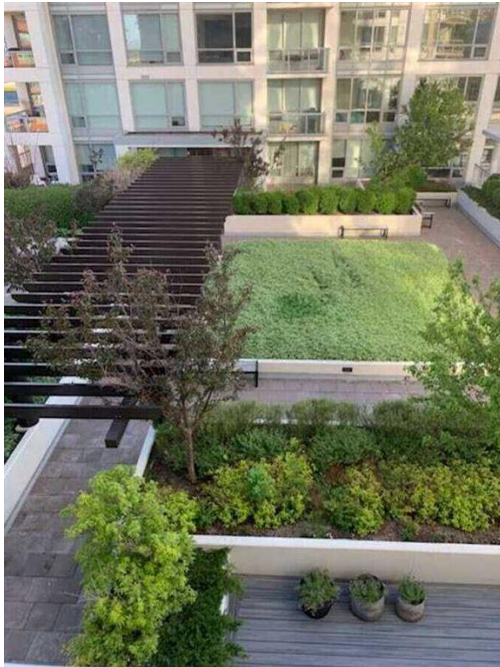
List Price: **\$352,500**

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:

Finished Floor Area

Abv Sqft: **531**  
Low Sqft:  
Ttl Sqft: **531**

DOM

**33**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof: **Flat**  
Heating: **Baseboard,Electric**  
Sewer:  
Ext Feat: **Courtyard,Storage**

Construction: **Concrete,Glass,Metal Frame,Wood Frame**  
Flooring: **Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Microwave,Range Hood,Washer/Dryer Stacked**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	9`7" x 5`1"	Living Room	Main	11`4" x 12`6"
Dining Room	Main	11`0" x 4`5"	Kitchen	Main	9`3" x 9`5"
Bedroom - Primary	Main	8`11" x 10`11"	Walk-In Closet	Main	4`4" x 6`7"
4pc Ensuite bath	Main		Laundry	Main	2`9" x 2`11"
Entrance	Main	7`4" x 4`7"			

Legal/Tax/Financial

Condo Fee: <b>\$2,020</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Annually</b>	Zoning: <b>DC (pre 1P2007)</b>
Legal Desc:	<b>1013688</b>	

Remarks

Pub Rmks:	<b>For more information please click the Brochure link below. Welcome to the green abode near downtown Calgary. Situated just steps away from the Bow River, Princess Island Park, numerous pathways leading into the downtown core and future Green line LRT, this 1 bedroom apartment on 9th floor, offers a tranquil escape with breathtaking courtyard view and green space with west exposure ensuring abundant sunlight year round. The open-concept living room boasts over 8 foot ceiling with floor-to-ceiling windows, elegantly designed kitchen with quartz countertops, modern stainless-steel appliances, modern cabinetry, ample cupboard space, a large counter area, a single stainless-steel sink, and a garburator. The built-in desk adds to the unit's convenience. Laminated flooring compliments throughout the living/dining/kitchen area. Master suite includes two closets, a 4-piece bath with a quartz countertop. The laundry space is equipped with a stackable washer/dryer. This unit also includes a corner underground parking stall (extra large parking) and a storage locker. Building has central air-conditioning to ensure your comfort along with luxury. Great place to call home for young professionals or potential rental investment.</b>
Inclusions:	<b>N</b>
Property Listed By:	<b>Easy List Realty</b>

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