



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #1924, Calgary T2P 0X2**

MLS® #: **A2159342**      Area: **Chinatown**      Listing Date: **08/20/24**      List Price: **\$343,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **533**  
 Low Sqft:  
 Ttl Sqft: **533**

DOM

**29**  
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: **Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 8`3"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>15`5" x 11`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`3" x 5`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`10" x 2`6"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`8" x 5`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 5`4"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$457**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc: **1111929**

Remarks

Pub Rmks: **Welcome to the prestigious Waterfront condo in the heart of Downtown! This upscale complex offers over 6000 sq.ft. state of the art amenities including CONCIERGE SERVICE, FITNESS FACILITIES, INDOOR WHIRLPOOL, SAUNA, MOVIE THEATRE, PRIVATE OWNERS SOCIAL LOUNGE, OUTDOOR GARDEN PATIO, VISITOR PARKING, CAR WASH and so much more! Located along the Bow River and Princess Island Park. Walking distance to Chinatown, East Village, Eau Claire Market and amazing shops & restaurants. This charming 1 bedroom 1 bath unit located on the 19th floor features 533 sq.ft of living space, built-in computer desk, 9 ft. ceiling, hardwood floors, city and River views and a gourmet kitchen with Quartz counter-tops, full heights cabinetry, gas cook top and built-in features. A generously sized bedroom connects with a walk-thru closet and direct access to the 4 piece bathroom from the bedroom or the living room and the in-suite laundry completes this unit. Comes with 1 parking and 1 storage locker. It's perfect for families of any size or as an investment property (\$2800/month current tenant). Book your private showing today!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Central)**

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