

222 RIVERFRONT Avenue #354, Calgary T2P0X2

MLS® #: **A2160224** Area: **Chinatown** Listing Date: **08/26/24** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **622**
 Low Sqft:
 Ttl Sqft: **622**

DOM

23
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,Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard**
 Construction: **Concrete,Stone**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Oven,Range Hood,Washer/Dryer Stacked**
 Int Feat: **Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 13`3"	Kitchen With Eating Area	Main	13`3" x 12`4"
Nook	Main	6`5" x 2`1"	Bedroom - Primary	Main	10`5" x 9`6"
Foyer	Main	5`9" x 3`6"	Laundry	Main	2`9" x 2`4"
4pc Ensuite bath	Main	11`11" x 5`1"			

Legal/Tax/Financial

Condo Fee: **\$547** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **1111929**

Remarks

Pub Rmks: **Welcome to the Flats at Waterfront! Nestled between communities of Chinatown and Eau Claire. Steps away from Princess Island Park and the Bow River Pathway where you can take in dining, arts and entertainment while still having the convenience of a quick walk into downtown for work. This well appointed and recently painted and spacious 1-bedroom condo offers over 622 SQFT of open living space complimented by an abundance of natural light and high ceilings. As you enter, you will be invited in by the open kitchen and large island style eating bar. Your kitchen comes equipped with a gas stove top perfect for exploring your culinary interests while the fridge and dishwasher are built in for a sleek minimalist appeal. Next to the kitchen and adjacent to the living room is your nook/office space to accommodate working from home. Just outside the living room is the large balcony spans the width of the unit, fit for curating your own outdoor oasis. As you wind down for the night, your primary bedroom is equipped a 4pc ensuite, laundry and closets all situated for ease of access. This unit also provides the added convenience of assigned storage (Storage room 303 on same floor as unit, locker #6) and parking (P4 Stall 888), including ample visitor parking for your guests. That's not all, the Waterfront condominium complex offers over 6,000 sq ft of amenity space, including a fitness center, private owners lounge, visitor parking, hot tub, sauna, yoga room, and theatre for entertainment. This complex has a concierge desk, is very secure and well situated. In fact, the building itself has retail tenants along the main floor and includes salons, coffee, dining and more. Just steps beyond the building you will find the expansive pathways along the Bow River and the serene Princess Island Park. Downtown Calgary is home to a thriving and vibrant food scene, head offices of many energy sector and technology companies and you will be situated in the heart of it. On top of all this even more is coming with the transformation of Eau Claire Market and the Green Line LRT which will bring increased amenities, ultimately enhancing the value potential of this property further. Treat yourself to the lifestyle you deserve and call this unit your new home.**

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

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