

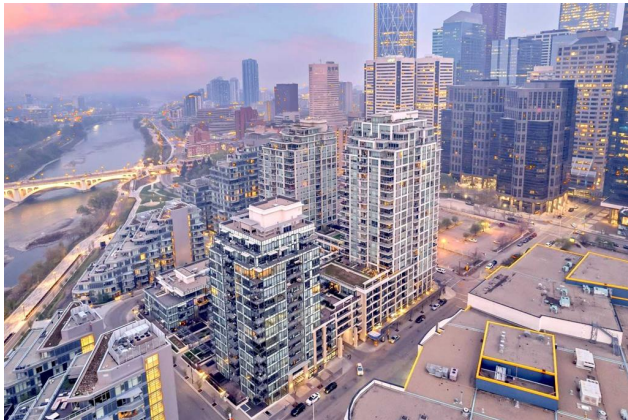


THE A-TEAM

RE/MAX FIRST

222 RIVERFRONT Avenue #538, Calgary T2P 0X2

MLS®#: A2160387 Area: Chinatown Listing Date: 08/26/24 List Price: \$288,888
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2013

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 506
Low Sqft:
Ttl Sqft: 506

Heated Garage, Underground

DOM

23
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Loft/Bachelor/Studio

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Standard
Sewer:
Ext Feat: None

Construction: Concrete
Flooring: Laminate, Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Built-In Gas Range, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer
Int Feat: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Bathroom, Kitchen, and Furnace/Utility Room.

Legal/Tax/Financial

Condo Fee: \$476 Title: Fee Simple Fee Freq: Zoning: DC (pre 1P2007)

Monthly

Legal Desc: **1111929**

Remarks

Pub Rmks: **Experience elevated living like never before! This exquisite apartment in Calgary's Eau Claire district, nestled within the Riverfront development, boasts breathtaking views and sophisticated European design. Facing south, its floor-to-ceiling windows showcase a captivating downtown panorama. The stylish kitchen, featuring sleek oak cabinetry, is equipped with top-of-the-line European appliances, including a discreet panel refrigerator, gas range top, built-in wall oven, microwave, and dishwasher. The free standing island seamlessly integrates with the living room, facilitating seamless entertainment and conversation flow. Adjacent to the kitchen area, you also get a custom office desk with storage and space for a desktop. With 9' ceilings accentuating the space, every inch of the stunning vista is appreciated. The studio design accommodates a spacious bedroom area near the entrance, complete with a frosted window for privacy and ample custom closet space. The luxurious bathroom offers a glass shower, central lavatory, and a custom vanity atop black tiled flooring. In-unit laundry with a stacked washer/dryer adds convenience. Enjoy premium amenities such as concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, and two outdoor garden patios, along with visitor parking and a car wash. Embrace waterfront living along the Bow River and Princess Island Park, with downtown, Chinatown, East Village, Eau Claire Market, YMCA, shops, and restaurants all within walking distance. Whether for first-time buyers or investment purposes, this property offers low condo fees covering nearly everything, within a meticulously managed building, ensuring an exceptional lifestyle. See this one today!**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

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