

222 RIVERFRONT Avenue #514, Calgary T2P 0X2

MLS®#: **A2160410** Area: **Chinatown** Listing Date: **08/26/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **670**
 Low Sqft:
 Ttl Sqft: **670**

DOM

86
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Flat** Construction: **Concrete, Metal Frame**
 Heating: **Standard** Flooring: **Ceramic Tile, Hardwood**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Gas Cooktop, Oven, Range Hood, Washer/Dryer, Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|-------|----------------|-------------------|-------|---------------|
| Living Room | Main | 10`10" x 12`1" | Dining Room | Main | 11`9" x 10`0" |
| Kitchen | Main | 8`7" x 9`8" | 4pc Bathroom | Main | 7`3" x 4`11" |
| Laundry | Main | 2`8" x 2`11" | Bedroom - Primary | Main | 9`0" x 11`4" |
| Office | Main | 9`6" x 6`10" | | | |

Legal/Tax/Financial

Condo Fee: **\$671** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **1013688**

Remarks

Pub Rmks: **Experience luxury living in the heart of Eau Claire, one of the most sought-after inner-city neighborhoods! This stunning 670 sq. ft. condo features sleek hardwood floors and expansive floor-to-ceiling windows, enhancing the modern, open-concept design. The kitchen is a chef's dream, complete with stone countertops, top-tier stainless steel and woodgrain appliances, rich cabinetry, and a chic coordinating backsplash. The living area, centered around a cozy gas fireplace, opens to a private covered balcony with breathtaking views of the city skyline. A versatile den area offers flexible space for an office or dining room. The master suite, with retractable doors, seamlessly integrates into the living space and includes a walk-through to a luxurious ensuite featuring marble countertops and a relaxing soaker tub. Convenience is at your fingertips with in-suite laundry. Located in the prestigious Waterfront building, enjoy access to top-notch amenities like a fitness center, spa, underground parking, and storage. Just steps away from shopping, dining, and downtown, this condo is a must-see! Call today to schedule your private viewing and make this incredible home yours!**

Inclusions:
Property Listed By: **NA
Real Estate Professionals Inc.**

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











