



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #514, Calgary T2P 0X2**

MLS®#: **A2160410**

Area: **Chinatown**

Listing Date: **08/26/24**

List Price: **\$369,900**

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:

Access:

Lot Feat:

Park Feat:

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

**Underground**

DOM

**23**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Flat**  
Heating: **Standard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete, Metal Frame**  
Flooring: **Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Cooktop, Oven, Range Hood, Washer/Dryer, Window Coverings**  
Int Feat: **Granite Counters**  
Utilities:

Room Information

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

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

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