

222 RIVERFRONT Avenue #336, Calgary T2P 4V9

MLS®#: **A2164043** Area: **Chinatown** Listing Date: **09/09/24** List Price: **\$303,000**
 Status: **Active** County: **Calgary** Change: **-\$7k, 01-Oct** 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: **497**
 Low Sqft:
 Ttl Sqft: **497**

DOM

134
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Parkade**

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Garden,Lighting**
 Construction: **Concrete**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|----------------------|--------------------------|-------------|----------------------|
| 3pc Bathroom | Main | 7`7" x 4`11" | Living Room | Main | 13`7" x 13`3" |
| Laundry | Main | 2`7" x 2`4" | Bedroom - Primary | Main | 10`4" x 6`8" |
| Kitchen | Main | 12`4" x 10`6" | | | |

Legal/Tax/Financial

Condo Fee: **\$440** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq: **Monthly**

Legal Desc: 1111929

Remarks

Pub Rmks: Fully furnished modern 1 bed/1bath condo unit on the "Flats Tower" of The Prestigious Waterfront Condo, Calgary's upscale Downtown neighborhood. Open concept floor plan, 9' ceilings, floor to ceiling windows. End unit & balcony is exposed to the view of the beautiful courtyard. Kitchen is fully equipped with high-end stainless steel appliances. Quartz central island & countertop. Full heights cabinetry. Bedroom has built-in head board, double bed-frame & 2 night tables. In-suite laundry & air conditioned. Unit includes an assigned parking stall & a storage locker. Enjoy living in a resort style building with superior amenities : concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, outdoor garden patio, visitor parking & car wash. Move in & enjoy the lifestyle of a waterfront community along the Bow River & Princess Island Park. Walking distance to Downtown, Chinatown, East Village & Eau Claire Market, shops & restaurants. Bike or walk along the water path. Perfect for first time buyers or as an investment property. A great property to consider.

Inclusions: N/A
Property Listed By: Grand Realty

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





