



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #913, Calgary T2P 0W3

MLS® #: **A2164443** Area: **Chinatown** Listing Date: **10/05/24** List Price: **\$619,900**
 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:

Finished Floor Area
 Abv Sqft: **1,100**
 Low Sqft:
 Ttl Sqft: **1,100**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz: **2**

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

Utilities and Features

Roof:
 Heating: **Boiler,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Concrete**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,ENERGY STAR Qualified Dishwasher,Gas Cooktop,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Elevator,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`9" x 16`10"	Living Room	Main	16`10" x 11`9"
Bedroom - Primary	Main	18`1" x 10`9"	5pc Ensuite bath	Main	8`7" x 7`10"
Den	Main	8`5" x 7`2"	Bedroom	Main	13`7" x 9`5"
Dining Room	Main	16`10" x 7`8"	3pc Bathroom	Main	8`4" x 6`4"
Laundry	Main	8`4" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$961

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1013688**

Remarks

Pub Rmks: **Welcome to this fantastic corner unit in the Waterfront complex. This condo is empty and is virtually staged, with floor-to-ceiling windows overlooking the Bow River! Your NE balcony is lovely in the morning with your coffee! Located steps to Eau Claire Market, the downtown core, Bow River pathways & public transit, excellent central location! This two-bedroom + den condo features a Chef's kitchen with w/high-end SS appliances (Sub-Zero fridge, Electrolux gas cook-top, dishwasher, built-in oven & microwave), quartz counters, gas cooktop & expansive island w/ tons of counter space. Watch the Bow River flow from your owners' suite with his/her closets & a dream ensuite w/ deep soaker tub, separate glass shower & 2 sinks. With 1,100 sq ft of living space, two bedrooms, a den, two full baths, 9' ceilings & an open layout, this unit is perfect for entertaining! The Waterfront has a theatre, fully equipped gym, hot tub, party rm, a private owners lounge, a peaceful central courtyard, full-time concierge, and two indoor underground parking stalls.**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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





