



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #238, Calgary T2P0X2

MLS® #: **A2166745**

Area: **Chinatown**

Listing Date: **09/19/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **849**
Low Sqft:
Ttl Sqft: **849**

DOM

29

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`11" x 12`2"	Kitchen	Main	12`4" x 10`7"
Dining Room	Main	12`11" x 3`0"	Laundry	Main	2`8" x 2`3"
Walk-In Closet	Main	9`8" x 4`9"	Bedroom - Primary	Main	14`1" x 9`5"
Den	Main	10`4" x 7`8"	5pc Ensuite bath	Main	9`9" x 7`7"
3pc Bathroom	Main	7`8" x 5`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$758

Fee Simple
Fee Freq:
Monthly

DC (pre 1P2007)

Legal Desc: 1111929

Remarks

Pub Rmks: **Discover urban luxury in this stunning, south-facing large sized 2 bedroom (or 1-bed plus den) 2-bathroom condo with 2 side-by-side underground parking stalls located in the prestigious Waterfront building, right in the heart of downtown Calgary. This spacious and bright unit features easy-to-maintain upgraded laminate flooring throughout and a sleek gourmet kitchen with a gas stove and quartz countertops. The expansive living area is flooded with natural light from south-facing, floor-to-ceiling windows, providing you with private views into downtown Calgary. The extra large bedroom includes a spa-like ensuite with dual sinks, ample storage, a glass shower, a soaker tub, and a massive walk-in closet. A flex room can be used as an office, kids' room or a second bedroom, adding extra functionality to the layout. With two full bathrooms, this condo offers comfort and convenience for both residents and guests. One of the rare features of this home is the TWO underground parking stalls and a conveniently located storage locker on the same floor as the unit 238. As a resident, you'll enjoy access to over 6,000 square feet of premium amenities, including a private owner's lounge, a fully-equipped fitness center and yoga studio, an indoor whirlpool, steam rooms, a private movie theatre, and executive concierge service. Situated just steps away from the Bow River, Prince's Island Park, beautiful walking paths, and an array of shops and restaurants, this home puts the very best of downtown Calgary right at your doorstep. Don't miss this incredible opportunity—book your viewing today!**

Inclusions: **Window Covering As Is, Island Table in Kitchen**

Property Listed By: **TREC The Real Estate Company**

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









