



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #642, Calgary T2P 0X2**

MLS® #: **A2169700**      Area: **Chinatown**      Listing Date: **10/04/24**      List Price: **\$319,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 12-Nov**      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:

**Finished Floor Area**  
 Abv Sqft: **569**  
 Low Sqft:  
 Ttl Sqft: **569**

**Views**  
**Heated Garage, Parkade, Underground**

DOM

**48**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings**  
 Int Feat: **Built-in Features, Open Floorplan, Recessed Lighting, Stone Counters, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 9`5"	Dining Room	Main	11`11" x 9`0"
Kitchen	Main	4`8" x 12`4"	Nook	Main	3`0" x 5`9"
Bedroom	Main	10`6" x 10`8"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$529**      Title: **Fee Simple**      Zoning: **DC**

Legal Desc:

1111929

Fee Freq:  
Monthly

Remarks

Pub Rmks:

Welcome home to this contemporary but cozy south-facing condo highlighted by panoramic city views. Ideally located in the heart of downtown for the perfect inner-city retreat with incredible access to award-winning restaurants, unique shopping, every amenity and just a 3 minute walk to the expansive walking paths that wind along the tranquil river. Then come home to this amenity-rich, quiet concrete building. The beautiful lobby is sure to impress your guests with grand ceilings, a linear fireplace and a sophisticated design. An executive concierge ensures no more lost packages as well as a safe and secure environment. Take one of the high-speed elevators directly to your 6th floor abode. Inside this beautiful home is an abundance of natural light, an open and airy floor plan, high-end finishes and central air conditioning keeping you comfortable in any season. Inspiring culinary exploration, the kitchen is the true hub of the home featuring stone countertops, premium concealed appliances, a gas cooktop, full-height cabinets and ample space for a large table to gather over delicious meals. An entire wall of glass frames sensational views from the inviting living room. Take your morning coffee out to the expansive south-facing balcony and watch the city wake up or enjoy evenings relaxing while the city lights provide a breathtaking backdrop. The bedroom is a relaxing oasis with dual closets equipped with California organizational systems and cheater access to the stylish bathroom with an oversized walk-in shower. In-suite laundry, underground heated parking (with a car wash) and a separate storage locker further add to your comfort and convenience. Residents have access to over 6000 sq. ft. of amenities including a private owner's lounge with a full kitchen, a fireplace and a pool table, a fully equipped fitness centre and yoga studio, an indoor whirlpool and steam room and a private movie theatre. Truly an exceptional condo in an amenity-rich building that provides the perfect inner-city lifestyle mixed with the serenity of riverside living!

Inclusions:

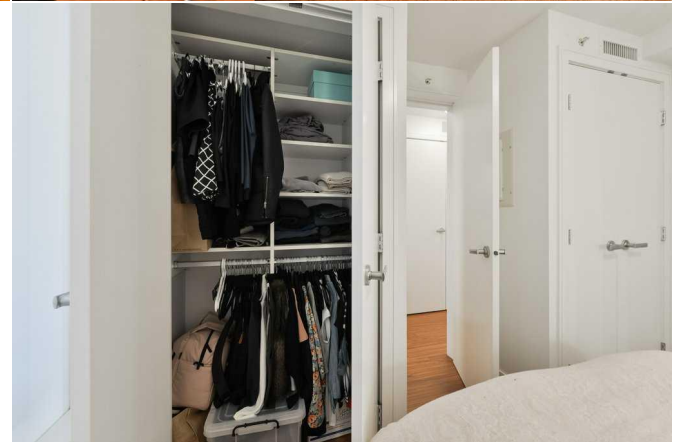
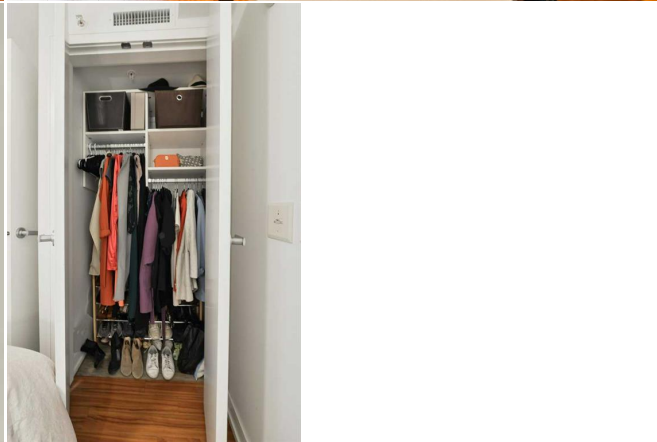
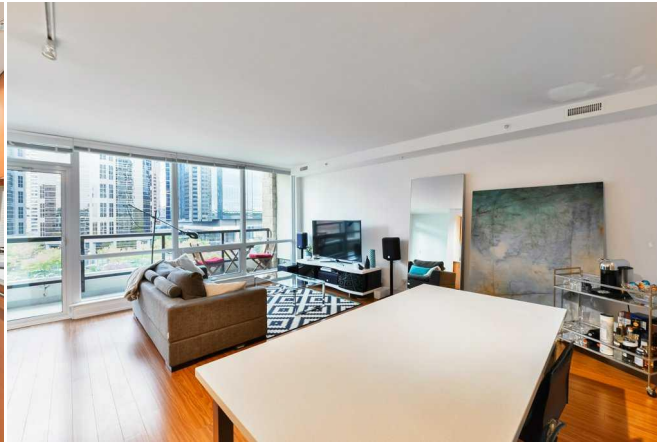
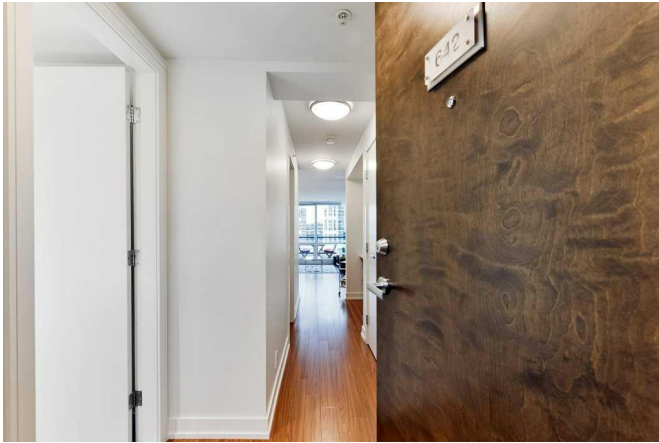
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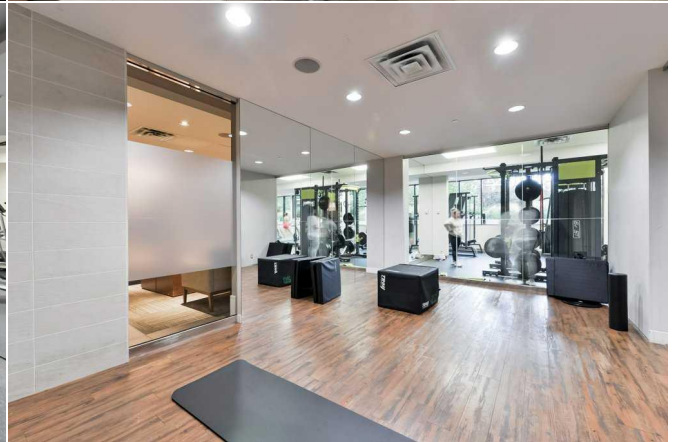
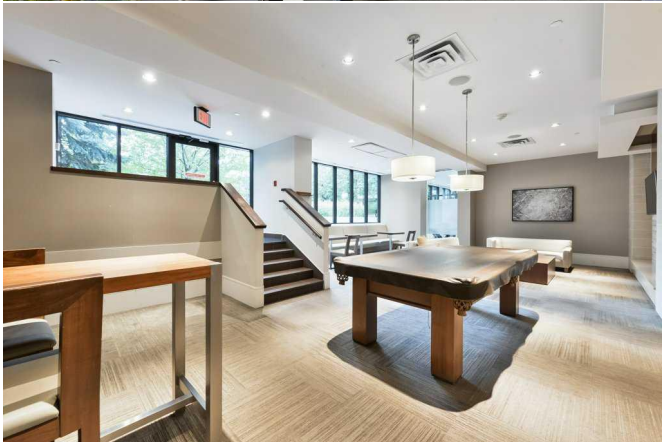
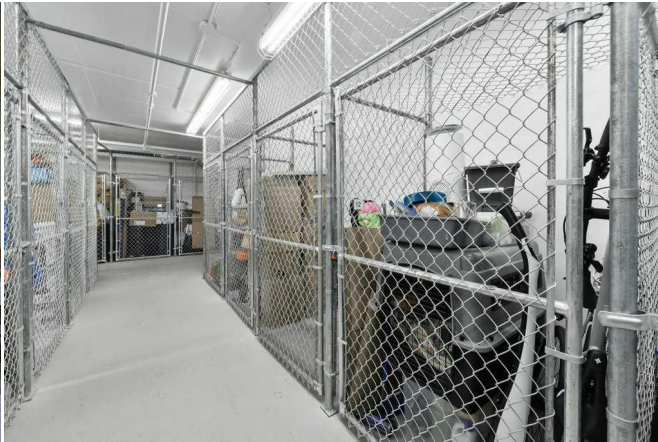
Property Listed By:

RE/MAX Realty Professionals

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



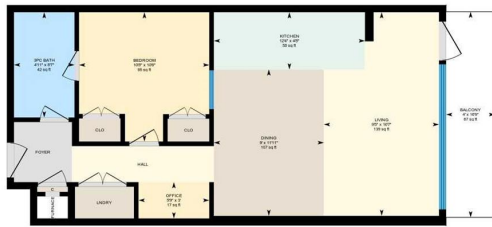






642-222 Riverfront Ave SW, Calgary, AB

Main Floor Interior Area 569.28 sq ft  
Excluded Area 4.48 sq ft



0 2 4 8  
 PREPARED: 2024/09/30  
 While figures are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.