

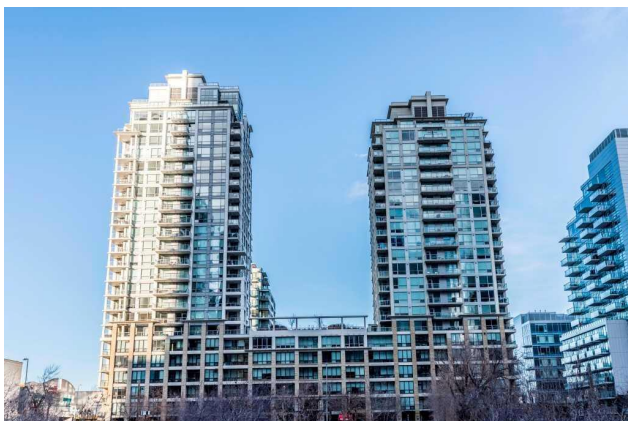


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #1615, Calgary T2P 0X2**

MLS®#: **A2170455** Area: **Chinatown** Listing Date: **10/03/24** List Price: **\$549,900**  
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:

**Heated Garage, Parkade, Secured, Underground**

Finished Floor Area

Abv Sqft: **834**  
Low Sqft:  
Ttl Sqft: **834**

DOM

**15**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Membrane**  
Heating: **Central, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line, Storage**

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

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 10`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 10`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`2" x 11`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 14`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`6"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`5" x 9`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 7`7"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$828

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1013688

Remarks

Pub Rmks: **Rare found south facing 2-bedroom 2-bath corner unit in Waterfront high rise building! Breathtaking views of the bow river and the downtown city. Start from the inviting foyer, the hardwood flooring through the whole unit except the bedrooms and the bathrooms. Tons of the cabinets, Center Island, quartz counter top, and the integrated hidden appliances complete the sleek and seamless look kitchen. The large dining area is perfect for you to enjoy the meals, and is open to the covered balcony with BBQ gas hookup. Spacious living room comes with a cozy gas fireplace. 4pc ensuite bathroom with an oversized soaker tub and a separate shower in the master bedroom. The 2nd bedroom is next to the dining room. Main bath has an oversized shower stand. 9' ceiling, floor to top windows allows sunshine and natural lights flooding into this gorgeous unit. Central air condition keeps you away from the summer heat. You can enjoy the stunning viewing from both east and south in all rooms. Top class amenities are offered in the building, fitness center, hot tub, steam rooms, private movie theater, party room with pool table and kitchen which is perfect for all types of friends and family gathering, car wash, visitor parking & bike storage in the parkade, concierge service. Heated underground parking and a storage unit are included! Next to Princess Island Park, amazing river pathway, China town, surrounded by great restaurants and Cafes, steps to the shopping center, +15 and the C-Train station. Fantastic opportunity to start your luxury urban life!**

Inclusions: **BBQ on balcony, TV in Living room**

Property Listed By: **C-Luxury Realty Ltd.**

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

