



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #2421, Calgary T2P 0W3**

MLS® #: **A2171472**

Area: **Chinatown**

Listing Date: **10/10/24**

List Price: **\$1,599,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 07-Jan**

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: **2,094**

Low Sqft:

Ttl Sqft: **2,094**

DOM

**103**

Layout

Beds: **3 (3 )**

Baths: **3.5 (3 1)**

Style: **Penthouse**

Parking

Ttl Park: **3**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Stone**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Range,Built-In Refrigerator,Dishwasher,Microwave,Range Hood,Washer/Dryer**  
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 16`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`5" x 16`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 7`2"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>16`6" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 16`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 13`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`1" x 6`7"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 22`3"</b>
<b>Den</b>	<b>Main</b>	<b>10`6" x 13`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 14`6"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>10`11" x 6`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`8" x 5`5"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`2" x 8`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>32`7" x 8`8"</b>























