

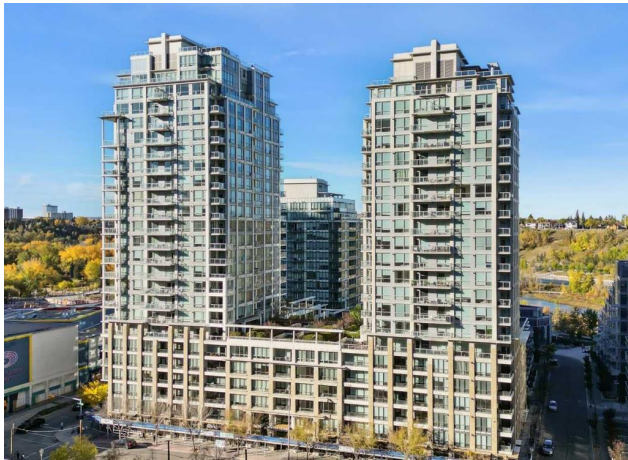


THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #1425, Calgary T2P 0W3

MLS® #: **A2172217** Area: **Chinatown** Listing Date: **10/11/24** List Price: **\$479,900**
 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: **2,142 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Low Maintenance Landscape, Street Lighting, Views**
 Park Feat: **Assigned, Stall, Underground**

Finished Floor Area
 Abv Sqft: **831**
 Low Sqft:
 Ttl Sqft: **831**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane** Construction: **Concrete**
 Heating: **Baseboard, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer:
 Ext Feat: **Other** Water Source:
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Oven, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, 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	10`1" x 9`8"	Kitchen	Main	11`1" x 9`3"
Dining Room	Main	11`6" x 8`6"	Bedroom - Primary	Main	9`9" x 9`8"
4pc Ensuite bath	Main	9`3" x 4`11"	Bedroom	Main	9`9" x 9`4"
Foyer	Main	6`0" x 5`1"	Laundry	Main	3`5" x 2`10"
3pc Bathroom	Main	9`2" x 4`11"			

Condo Fee:
\$758

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1111929**

Remarks

Pub Rmks: **Enjoy the convenience of downtown living in the prestigious Waterfront complex. Located surrounded by multiple shops, restaurants, transportation, walking paths, and much more. This air conditioned 2 bedroom 2 bathroom corner unit has been updated with new paint and carpets and has been well maintained over the years. Upon entry you will be met with a bright and open floor plan with an abundance of natural light from the large floor to ceiling windows. Hardwood floors guide you into the gourmet kitchen with built-in appliances and a breakfast bar. The kitchen opens to a good sized living room with a cozy gas fireplace and views of Calgary's vibrant downtown. Just off of the kitchen is a dining nook with a door leading to a balcony overlooking the city and views of the bow river. The primary bedroom comes well equipped with double walk through closets and a spa like 4 piece ensuite. Another good sized bedroom is conveniently placed on the other side of the unit, with a 3 piece jack and jill main bathroom. The second bedroom could be easily converted into a home office or hobby room. The unit is complete with in suite laundry and additional storage closets throughout, as well as an assigned underground parking stall and storage locker. The Waterfront complex has multiple amenities for your convenience, such as a fitness center, hot tub, party room, private theatre, car wash, visitor parking, concierge, and bike storage. Perfect for a professional couple or investor. Exceptional value!**

Inclusions:
Property Listed By: **Refrigerator, Gas Range, Oven, Hoodfan, Microwave Built-in, Dishwasher, Washer, Dryer
Greater Property Group**

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





