

222 RIVERFRONT Avenue #455, Calgary T2P 0X2

MLS®#: **A2173861** Area: **Chinatown** Listing **10/18/24** List Price: **\$332,000**
 Status: **Active** County: **Calgary** Change: **-\$3k, 11-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **624**
 Low Sqft:
 Ttl Sqft: **624**

DOM

64
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony, Uncovered Courtyard**

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Built-in Features, Elevator, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	15`1" x 11`3"	Living Room	Main	14`8" x 11`4"
Laundry	Main	2`8" x 2`3"	Balcony	Main	7`5" x 3`5"
Bedroom - Primary	Main	10`4" x 8`3"	4pc Bathroom	Main	8`4" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$564** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1111929**

Remarks

Pub Rmks: **Welcome to the heart of Calgary! Experience luxury living at Riverfront, where you can enjoy all the amenities Calgary has to offer right at your doorstep. This beautifully upgraded condo provides everything you need to live comfortably in a professionally managed building. Step into a space that boasts upgraded laminate flooring, sleek quartz countertops, and modern built-in appliances, including high-end built-in fridge, Built-in stove, Built-in microwave, . The condo features 9-foot ceilings, creating an open and airy atmosphere. Enjoy a range of building amenities such as a relaxing sauna, a spacious lounge, a fully equipped gym, and a convenient car wash. The balcony offers a charming courtyard view, perfect for unwinding after a long day. This unit comes with one underground parking spaces and a storage locker, ensuring ample space for your belongings. Whether you plan to live here yourself or are looking for a long-term rental investment, this home is ready for you. With its prime location and top-notch features, Riverfront provides an unparalleled living experience in Calgary. Don't miss out on the opportunity to make this stunning condo your new home!**

Inclusions:
Property Listed By: **n/a
Homecare Realty Ltd.**

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











