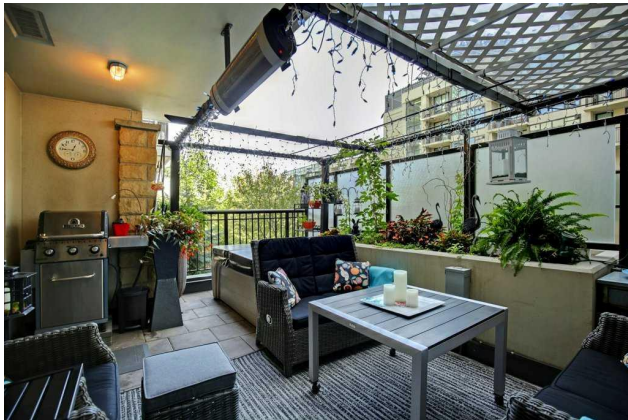


222 RIVERFRONT Avenue #231, Calgary T2P 2Y9

MLS® #: **A2174923** Area: **Chinatown** Listing Date: **11/01/24** List Price: **\$545,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **952**
 Low Sqft:
 Ttl Sqft: **952**

DOM
19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,Courtyard,Private Entrance,Uncovered Courtyard**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Washer,Window Coverings**
 Int Feat: **Elevator,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`3" x 5`0"	4pc Ensuite bath	Main	8`2" x 8`4"
Bedroom	Main	8`10" x 13`1"	Dining Room	Main	11`4" x 10`11"
Kitchen	Main	8`7" x 9`0"	Living Room	Main	14`0" x 13`6"
Bedroom - Primary	Main	12`10" x 16`9"			

Legal/Tax/Financial

Condo Fee: **\$864** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1111929**

Remarks

Pub Rmks: **Welcome to Waterfront - a prestigious development perfectly situated between Calgary's downtown core and Prince's Island Park, offering a seamless live, work, and play lifestyle. This exclusive unit is located in the Flats portion of the building features two private elevators and same-floor storage, sparing you the need to use the parkade. This immaculate 2-bedroom unit showcases a bright, open-concept floor plan designed for effortless & peaceful living. The private balcony serves as a cozy retreat, complete with overhead heating lamps, privacy walls, and room for a small hot tub. With updated flooring and fresh paint, this condo is truly move-in ready. Entertaining guests is a breeze, thanks to a private guest suite conveniently located on your floor. The Flats portion of the building is super quiet and were some of the 1st units to sell in the complex. Two Titled Parking Stalls are included in the secure, heated underground parkade + plenty of visitor parking. Just steps from restaurants, amenities, work, and the pathway system, this incredible home offers everything you need and more. Be sure to explore the 3D tour!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Mission Real Estate**

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

