



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #238, Calgary T2P 0X2**

MLS® #: **A2176662**

Area: **Chinatown**

Listing Date: **11/06/24**

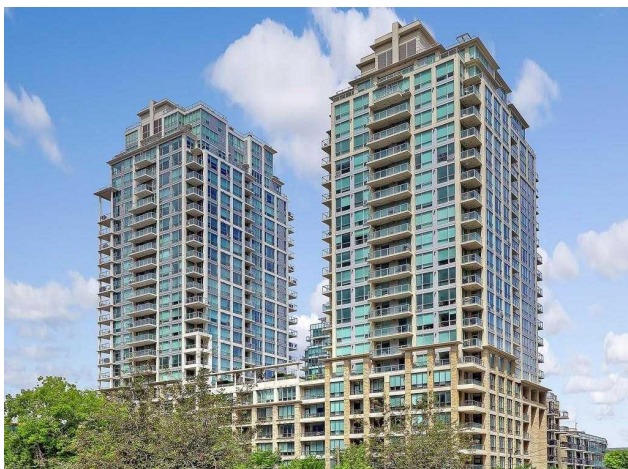
List Price: **\$458,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2011**

Finished Floor Area

Abv Sqft: **843**  
Low Sqft:  
Ttl Sqft: **843**

DOM

**45**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:  
Park Feat: **Assigned, Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Washer**  
Int Feat: **Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 12`11"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`4" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 9`5"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>9`8" x 4`9"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`9" x 7`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 7`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`4" x 4`10"</b>	<b>Nook</b>	<b>Main</b>	<b>3`11" x 3`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`8" x 2`3"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`8" x 5`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$758**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

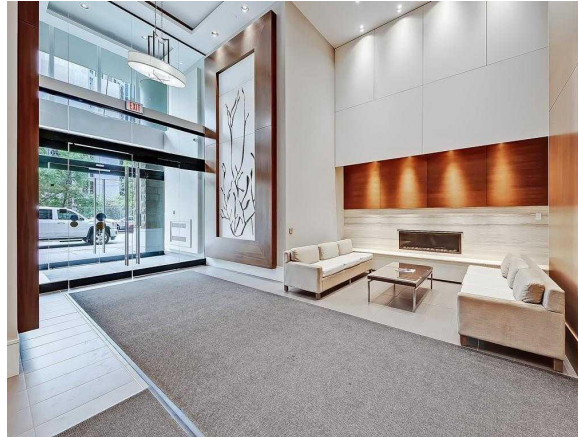
Legal Desc: **1111929**

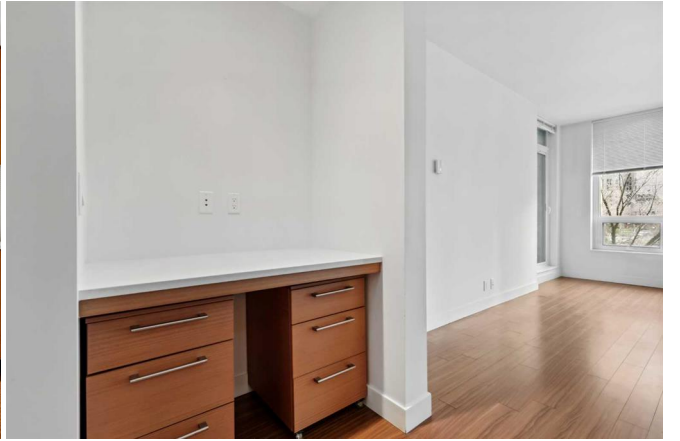
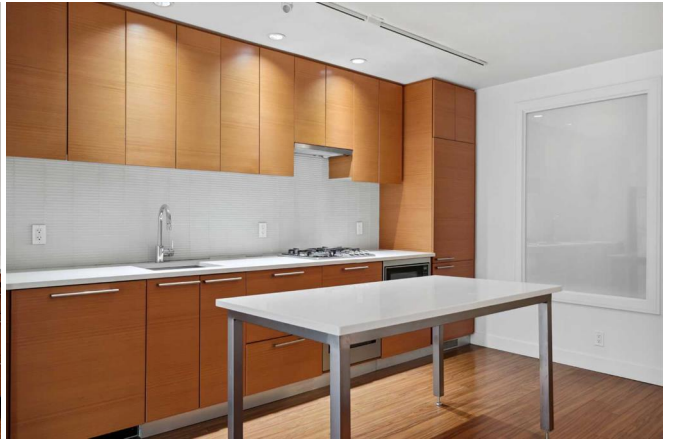
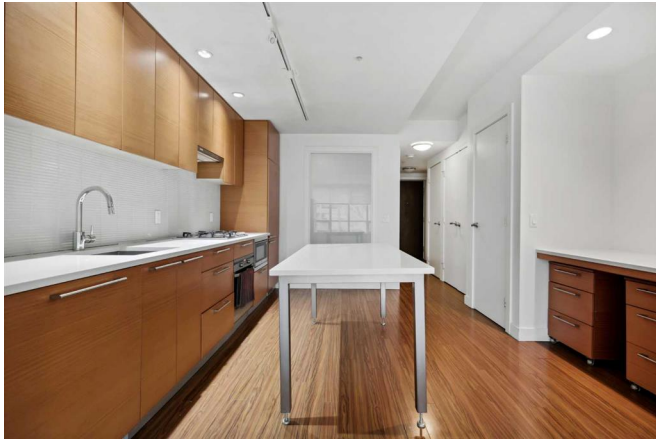
Remarks

Pub Rmks: **2 UNDERGROUND PARKING STALLS - 2 BEDROOMS - 2 FULL BATHROOMS! Experience luxury DT core living in the heart of Eau Claire and Chinatown in the prestigious Waterfront building! Loaded with 5-star amenities for optimal convenience and comfort. Professional 24/7 concierge and security, gym and fitness room, swim spa, steam room, owners lounge with kitchen and pool tables, huge theatre room, lavish outdoor courtyard, underground car wash, and bike storage. As you enter the unit you are greeted by gleaming laminate flooring leading you through the open concept floorplan. Well appointed kitchen with high-end stainless-steel appliances with gas cooktop and built in oven, crisp quartz countertops, designer tile backsplash, full height cabinetry, and center island. Large master bedroom with huge walk-in closet and stunning ensuite bathroom with dual "his and her" vanities, 10mm glass shower, and separate soaker tub. Good sized 2nd bedroom/den with it's own adjoining 3-piece bathroom with double walk-in shower. Built-in desk in the main area and in suite laundry complete this spacious unit. Super convenient storage locker room on the same floor across the hallway and this unit has the largest corner locker (#13). Rare side by side double corner underground parking (#807+#808) with the car wash right across from your two stalls! All this located in the best area of the DT Core, in a tranquil corner surrounded by greenspace and across from the river and riverwalk trails. Steps to Eau Claire Market and Chinatown, Princes Island Park, C-Train station, and tons of trendy shops, top rated dining, cafes, culture, and art! This unit shows very well and is ready for it's new owner!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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





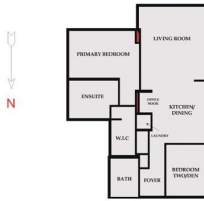




#208, 222 RIVERFRONT AVENUE SW  
MAIN LEVEL (AGL) - 858 sq ft, 79.39 sqd  
TOTAL ABOVE-GRADE SQ. FT. - 858 sq ft, 79.39 sqd  
DATE COMPLETED: NOVEMBER 4, 2024  
PROPERTY TYPE: CONDO  
BRYAN BECKER / BEN SWIET, JUSTIN BECKER & ASSOCIATES



urbancollective.com  
844.333.3333  
800.444.4444



The Owner/Developer grants the following warranty on the unit(s) covered:  
The Applicant/Builder warrants to the Purchaser that the unit(s) are free from major defects in construction and that the unit(s) conform to the applicable Building Code and all applicable laws and regulations.  
RMS MEASURING | FLOOR PLANS | PHOTOS | VIDEOS | AERIAL | BATTERPOST 3D | RENDERINGS | VIRTUAL STAGING

