



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #2113, Calgary T2P 4V9

MLS® #: **A2177624**

Area: **Chinatown**

Listing Date: **11/08/24**

List Price: **\$788,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,339**
Low Sqft:
Ttl Sqft: **1,339**

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

Secured,Side By Side,Underground

Utilities and Features

Roof:

Heating: **Baseboard,Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Storage**

Construction:

Concrete

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Range,Dishwasher,Gas Cooktop,Microwave,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator

Int Feat:

Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Storage,Sump Pump(s),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>
3pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	
Bedroom - Primary	Main	18`8" x 24`0"	Bedroom	Main	12`9" x 9`5"
Den	Main	9`7" x 10`5"	Dining Room	Main	11`5" x 9`5"
Kitchen	Main	9`11" x 17`3"	Living Room	Main	16`5" x 20`10"
Balcony	Main	5`1" x 14`8"	Balcony	Main	6`6" x 4`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,299

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1013688

Remarks

Pub Rmks:

Breathtaking views of downtown, the bow River and Center Street Lions Bridge, from 21st floor Oasis in Waterfront tower A. Beautiful 2 bedroom plus den sub-penthouse, spanning entire South East corner of Waterfront. Open floor plan and floor to ceiling windows allow for maximum light in all rooms. Whether your a budding chef or just like to have a place to unwind at the end of the day, this kitchen is large and inviting. Gas top range, wine fridge, built in oven and large quartz island means everything is at your fingertips. Engage with family and guests seamlessly from dining area and living room. Imagine spending winter months in front of a cozy gas fireplace and having heated underground parking! A hybrid work from home model is made convenient with a separate den that can easily be sectioned off from kitchen with the sliding door. Primary suite completely separate from living area with large ensuite and walk in closet. Enjoy the views with two balconies and reimagine your outdoor living space. Second bedroom with two closets and huge window facing south. Additional 3 piece bathroom with large walkin shower, great for guests! Unwind at the end of your day with a workout in the onsite gym and a soak in the hot tub. Need more space to host friends, family maybe even your work team, large common space available for booking directly next to lobby. Living at Waterfront in trully a lifestyle. Once you step outside your options for shopping, eating and walking are endless. Enjoy the many restaurants within a 5 minute walk and the new Downtown grocery market at East Village. PET FRIENDLY building with so many places to walk your dog, there's even an off leash park a 15 min walk from your front door!! Freshly painted and furnished means move-in ready.

Inclusions:

Some furniture/ see supplements

Property Listed By:

RE/MAX First

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







