



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**333 RIVERFRONT Avenue #245, Calgary T2G 5R1**

MLS®#: **A2181359**

Area: **Downtown East  
Village**

Listing Date: **11/27/24**

List Price: **\$230,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
Year Built: **2000**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **481**  
Low Sqft:  
Ttl Sqft: **481**

DOM

**24**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz: **1**

**Assigned, Garage Door Opener, Garage Faces Side, Guest, Heated Garage, Parkade, Stall, Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **In Floor, Natural Gas**  
Sewer:  
Ext Feat: **Courtyard, Playground**

Construction: **Composite Siding, Wood Frame**  
Flooring: **Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Chandelier, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 4`10"</b>	<b>Balcony</b>	<b>Main</b>	<b>6`2" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 9`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 11`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$456**

Title:  
**Fee Simple**

Zoning:  
**CC-ET**

Legal Desc: 0013189

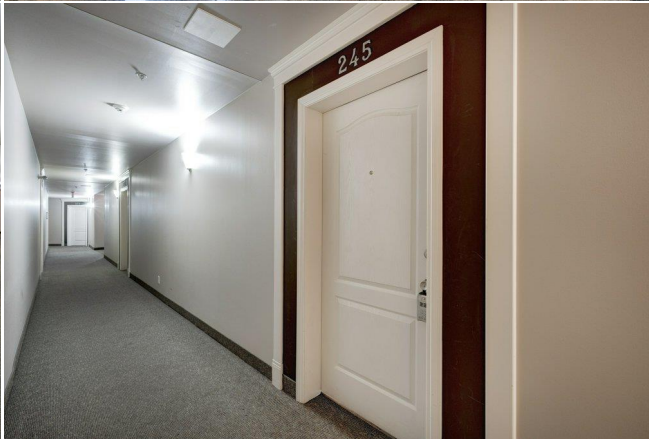
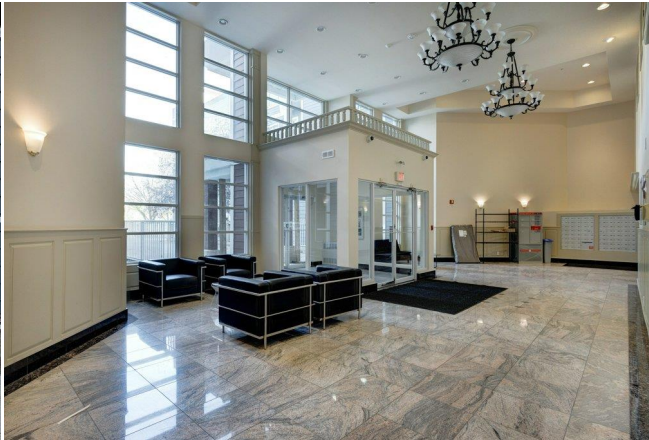
Fee Freq:  
Monthly

Remarks

Pub Rmks: **Prime location. Modern style condo in the heart of downtown east village, across the street from the Riverwalk pathways. Three blocks away from CTrain with free access to the downtown core. Open floor plan with 9 ft ceiling and heated flooring throughout. Laminated flooring with a large kitchen/eating area with maple cabinets and granite countertops, living room with fireplace and a patio door out to the balcony. Spacious bedroom has a view of the river. It also has in-suite laundry & 1 underground parking stall. The building is very secure, with storage, bike storage and heated underground parking. The amenities around East Village are amazing with coffee shops, restaurants, Studio Bell and so much more. The new Real Canadian Superstore is three blocks away. Idea for rental income.**

Inclusions: N/A  
Property Listed By: Grand Realty

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



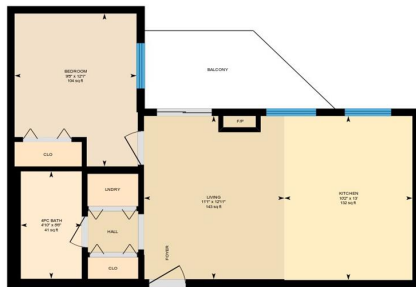








245-333 Riverfront Ave, Calgary, AB  
Main Floor Interior Area 481.02 sq ft



0 3 6

PREPARED: 2020-10-06

Wall registers are excluded from total floor area in SQUARE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

