



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #812, Calgary T2P 0W3

MLS® #: **A2181480**

Area: **Chinatown**

Listing Date: **12/02/24**

List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **797**
Low Sqft:
Ttl Sqft: **797**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Window Coverings**
Int Feat: **Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`2" x 6`11"	5pc Ensuite bath	Main	8`2" x 8`10"
Bedroom	Main	10`6" x 9`0"	Dining Room	Main	8`6" x 13`10"
Kitchen	Main	7`10" x 12`2"	Living Room	Main	12`4" x 12`2"
Bedroom - Primary	Main	17`9" x 9`0"			

Legal/Tax/Financial

Condo Fee:
\$799

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1013688**

Remarks

Pub Rmks: **Imagine waking up to stunning river views every morning. Your spacious primary bedroom with its luxurious five-piece ensuite is your personal oasis. The cozy fireplace creates a warm and inviting atmosphere, perfect for relaxing evenings. The gourmet kitchen, with its high-end appliances, is a chef's dream. Enjoy the state-of-the-art fitness center, the soothing hot tub and sauna, the recreational room, and the movie theater. Plus, there's plenty of visitor parking, 24/7 security, and concierge service for your convenience. And the best part? You're just a short walk away from the +15 walkways, making it easy to explore downtown without worrying about the weather. This isn't just a condo; it's a lifestyle. And with the peace of mind knowing this building was never flooded in 2013, you can truly relax and enjoy your new home.**

Inclusions:
Property Listed By: **3 x TV Mounts
CIR Realty**

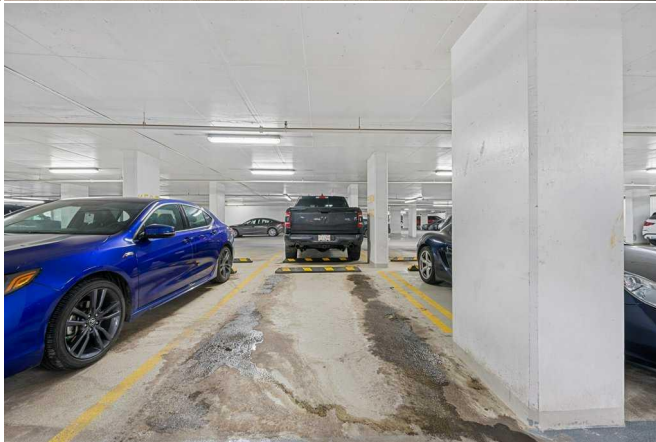
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











812-222 Riverfront Ave SW, Calgary, AB

Main Floor Exterior Area 868.05 sq ft



PREPARED: 2024/11/28



White regions are excluded from total floor area in US/IDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.