



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**333 RIVERFRONT Avenue #351, Calgary T2G 5R1**

MLS® #: **A2183086**

Area: **Downtown East  
Village**

Listing **12/10/24**

List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$11k, 17-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **2000**  
Year Built:

Finished Floor Area

Abv Sqft: **770**

Low Sqft:

Ttl Sqft: **770**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Underground**

DOM

**43**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **In Floor,Natural Gas**

Sewer:  
Ext Feat: **Balcony**

Construction:  
**Composite Siding,Wood Frame**

Flooring:  
**Ceramic Tile,Laminate**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 9`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 15`2"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$679

Fee Simple  
Fee Freq:  
Monthly

CC-ET

Legal Desc: 0013189

Remarks

Pub Rmks: **The Riverfront by Bow River at Its Finest! This stunning 2-bedroom, 2-bathroom unit showcases breathtaking panoramic views of the Bow River from both bedrooms and the living room. An open-concept design, 9-foot ceilings, heated and laminate flooring, a highly functional kitchen, and in-suite laundry make this unit a true gem. The cozy living room features a gas fireplace, perfect for relaxing. Heated and secured underground parking provides added convenience. Residents can enjoy a short stroll to SuperStore, National Music Centre Studio Bell, Central Library, Saddledome, Riverwalk Path, and a variety of shops, restaurants, and amenities, including Eau Claire, Stephen Avenue Mall, Prince's Island Park, and easy access to the C-train. This incredible unit at a great price is an absolute must-see!**

Inclusions: none  
Property Listed By: CIR Realty

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





