



THE
A-TEAM

**RE/MAX
FIRST**

333 RIVERFRONT Avenue #351, Calgary T2G 5R1

MLS® #: **A2183086**

Area: **Downtown East
Village**

Listing Date: **12/10/24**

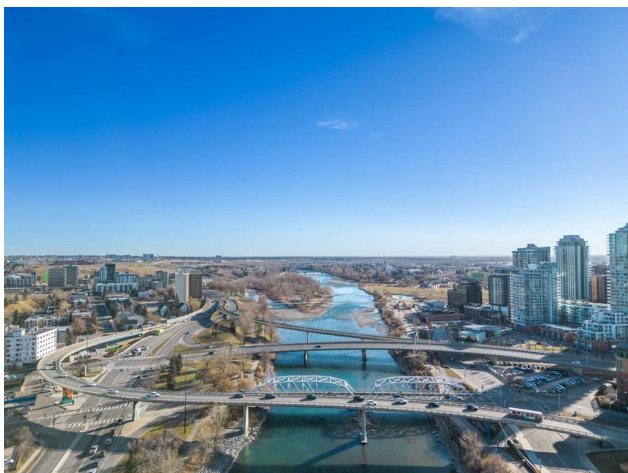
List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **770**
Low Sqft:
Ttl Sqft: **770**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

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

Room Level Dimensions
4pc Ensuite bath **Main**
Bedroom **Main** **11`4" x 10`1"**
Kitchen **Main** **11`1" x 9`9"**

Room Level Dimensions
4pc Bathroom **Main**
Bedroom - Primary **Main** **12`3" x 10`2"**
Living Room **Main** **14`0" x 15`2"**

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



