333 RIVERFRONT Avenue #115, Calgary T2G 5R1

MLS®#:	**A2185066**	Area:	**Downtown East Village**	Listing Date:	**01/02/25**	List Price: **$289,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$10k, 18-Jan**	Association: **Fort McMurray**
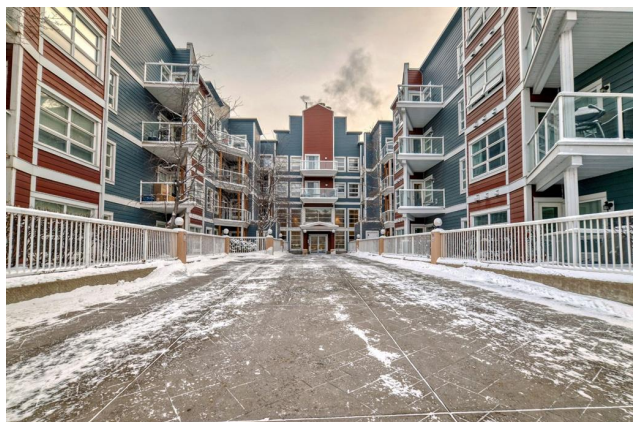
General Information
Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **Parkade**

Finished Floor Area
Abv Sqft: **656**
Low Sqft:
Ttl Sqft: **656**

DOM
30

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**
Sewer:
Ext Feat: **Other**

Construction: **Cement Fiber Board**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	**Main**	**10`4" x 8`3"**	**Bedroom - Primary**	**Main**	**12`2" x 10`9"**
Walk-In Closet	**Main**	**6`1" x 5`5"**	**Living Room**	**Main**	**11`6" x 11`0"**
4pc Ensuite bath	**Main**	**8`1" x 4`9"**	**4pc Bathroom**	**Main**	**8`4" x 4`11"**

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
$629	**Fee Simple**	**CC-ET**
	Fee Freq:	

Monthly

Legal Desc:	**0013189**

Remarks

Pub Rmks:	**Welcome to this well-kept 2 bedroom & 2 bathroom home with large SW deck! This home features an open floor plan and in suite laundry. This condo comes complete with one underground parking stall with lots of visitor parking and a large bike room for residents to use. Storage lockers are available to rent from the condo board. Conveniently located right across the street from the river pathways. It is walking distance to amenities such as the public library, superstore, Eau Claire, Studio bell, Saddledome and much more! Call today for your private showing!**
Inclusions:	**N/A**
Property Listed By:	**Royal LePage Benchmark**