



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #712, Calgary T2P 0W3**

MLS® #: **A2186479**

Area: **Chinatown**

Listing Date: **01/15/25**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,949 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **800**  
Low Sqft:  
Ttl Sqft: **800**

DOM

**38**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape,Views**  
Park Feat: **Assigned,Underground**

Utilities and Features

Roof: **Concrete**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dryer,Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 8`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 9`0"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>12`0" x 20`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`11" x 12`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>18`1" x 16`9"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>6`11" x 8`1"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`11" x 8`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$799**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **1013688**

Remarks

Pub Rmks: **Great Value 2 bed 2 bathroom suite in the exclusive first tower of Waterfront. With a ONE OF KIND 300 sq ft terrace with concrete tiles, this suite is surrounded by greenery which provides a more private setting than your everyday condo. Suite features wide open living spaces, vertically extended windows and a chef-inspired kitchen with premium quality appliances(subzero/electrolux). The 2nd bedroom does NOT have a window, but is large, carpeted, and directly across the 2nd full bathroom. It's ideal for a spacious office or a spare bedroom. Other features includes a/c, an oversized fireplace, a work station, a 5-piece ensuite, and underground parking and storage. Located between Calgary's downtown core and Prince's Island Park, the homes at Waterfront are a great place to call home. Walk to work via the +15 network located steps away or go for a run along the river path. Residents have access to over 6000 sq ft of amenities including a private owner's lounge, guest suites, car wash bays, a theater room, fully equipped fitness center and yoga studio, indoor whirlpool and steam. Book your tour today. \*\* For the investors out there, the suite was previously rented for \$2600/month unfurnished\*\***

Inclusions: n/a  
Property Listed By: **City Homes Realty**

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









