



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #1723, Calgary T2P 0W3

MLS® #: **A2189840**

Area: **Chinatown**

Listing Date: **01/24/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,094**
Low Sqft:
Ttl Sqft: **1,094**

DOM

44

Layout

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

Access:
Lot Feat:
Park Feat:

Underground

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Range,Built-In Refrigerator,Dishwasher,Microwave,Range Hood,Washer/Dryer**
Int Feat: **Breakfast Bar,Granite Counters,Soaking Tub**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	7`9" x 8`9"	Bedroom - Primary	Main	10`10" x 12`7"
Living Room	Main	16`9" x 13`2"	Dining Room	Main	7`7" x 16`11"
Kitchen	Main	16`9" x 9`7"	Bedroom	Main	10`10" x 9`5"
Entrance	Main	12`0" x 4`3"	3pc Bathroom	Main	6`2" x 8`5"
Laundry	Main	6`5" x 8`5"	Office	Main	8`4" x 7`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$988

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1111929

Remarks

Pub Rmks: **Sophisticated Urban Living with Panoramic Views! Corner UNIT with 2 Underground Parking Stalls! Welcome to the 17th floor of the prestigious Waterfront, where modern luxury meets unparalleled convenience. This spacious 2-bedroom home boasts breathtaking views of downtown, the Bow River, Lions Bridge and Prince's Island Park. With its open-concept design, premium finishes, and world-class amenities, this property offers the ultimate urban lifestyle. Step inside and be greeted by a bright, airy space filled with natural light from floor-to-ceiling windows. The thoughtfully designed layout seamlessly connects the living, dining, and kitchen areas, creating a perfect setting for entertaining or relaxing. The gourmet kitchen is a chef's dream, featuring a gas cooktop, built-in oven, and a spacious quartz island—perfect for preparing meals or hosting friends. The primary bedroom is a private retreat that features a walk-in closet and a luxurious ensuite bathroom. The second bedroom, with its large windows and dual closets, provides ample space for family or guests. A sleek three-piece bathroom with a walk-in shower ensures added convenience. Office space for that work at home lifestyle, or just a place to take a break. The balcony offers stunning views and outdoor living spaces where you can unwind, sip your morning coffee, or take in the vibrant city skyline. TWO - Heated underground parking ensures year-round comfort and convenience. Waterfront is more than just a residence; it's a lifestyle. Residents enjoy access to exceptional amenities, including a fully equipped gym, a relaxing hot tub, and a spacious common area available for private party bookings. The pet-friendly building is surrounded by scenic walking paths, with an off-leash park just 15 minutes away, making it perfect for dog owners. Located in the heart of downtown, this home puts you steps away from a wide variety of dining and shopping options. Whether you're enjoying dinner at a nearby restaurant or a stroll along the Bow River, every convenience is at your fingertips. This exceptional property offers a rare opportunity to own a sophisticated, modern home in one of the city's most sought-after locations. Don't miss the chance to make this your own—schedule a viewing today.**

Inclusions: NA

Property Listed By: Real Estate Professionals Inc.

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











