



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #918, Calgary T2P 0W3**

MLS® #: **A2191875**      Area: **Chinatown**      Listing Date: **02/03/25**      List Price: **\$349,900**  
 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:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **531**  
 Low Sqft:  
 Ttl Sqft: **531**

DOM

**19**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Central**  
 Sewer:  
 Ext Feat: **Balcony, Barbecue, BBQ gas line, Courtyard, Garden**

Construction: **Concrete, Stone**  
 Flooring: **See Remarks, Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`4" x 12`6"	Dining Room	Main	11`0" x 4`5"
Kitchen	Main	9`3" x 9`5"	4pc Ensuite bath	Main	8`3" x 5`10"
Bedroom - Primary	Main	8`11" x 10`11"	Laundry	Main	2`9" x 2`11"
Walk-In Closet	Main	4`4" x 6`7"	Entrance	Main	7`4" x 4`7"
Balcony	Main	9`7" x 5`1"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$528

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1013688

Remarks

Pub Rmks: Experience the pinnacle of downtown living at Waterfront, where urban sophistication meets modern comfort. Ideally situated between Chinatown and Eau Claire, this meticulously maintained 1-bedroom condo offers over 530 sq. ft. of open-concept living, bathed in natural light and enhanced by high ceilings and luxury flooring. The sleek galley-style kitchen stands out with elegant cabinetry, quartz countertops, and new appliances, including a built-in refrigerator, gas cooktop, wall oven, microwave, and dishwasher. Thoughtfully designed for both style and functionality, the kitchen seamlessly flows into the dining and living areas—perfect for entertaining or unwinding. Step onto the expansive balcony and create your own private outdoor retreat with stunning city views. The primary suite features a spa-like 4-piece ensuite, in-suite laundry, and generous storage, complemented by additional assigned storage and parking. Residents of Waterfront enjoy exclusive access to over 6,000 sq. ft. of premium amenities, including a state-of-the-art fitness center, yoga room, hot tub, sauna, theatre, and private lounge, all within a secure, concierge-serviced complex with retail conveniences at your doorstep. With Prince's Island Park and the Bow River Pathway just steps away, along with the exciting transformation of Eau Claire Market, this is your opportunity to embrace the best of city living. Don't miss out—make this exceptional home yours today!

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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















