



THE
A-TEAM

**RE/MAX
FIRST**

222 RIVERFRONT Avenue #715, Calgary T2P 0W3

MLS® #: **A2196700**

Area: **Chinatown**

Listing Date: **02/23/25**

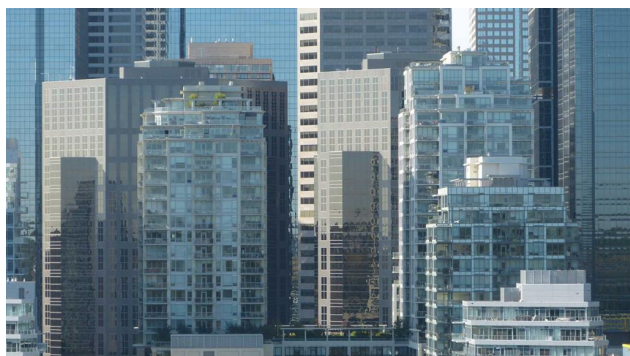
List Price: **\$499,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Leased,Secured,Stall,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`1" x 7`4"	4pc Ensuite bath	Main	8`10" x 7`5"
Bedroom	Main	10`1" x 9`3"	Dining Room	Main	11`4" x 8`2"
Kitchen	Main	11`4" x 10`1"	Living Room	Main	11`3" x 10`4"
Bedroom - Primary	Main	15`11" x 10`10"			

Legal/Tax/Financial

Condo Fee: **\$814**
Title: **Fee Simple**
Fee Freq: **Monthly**
Zoning: **DC**

Legal Desc: **1013688**

Remarks

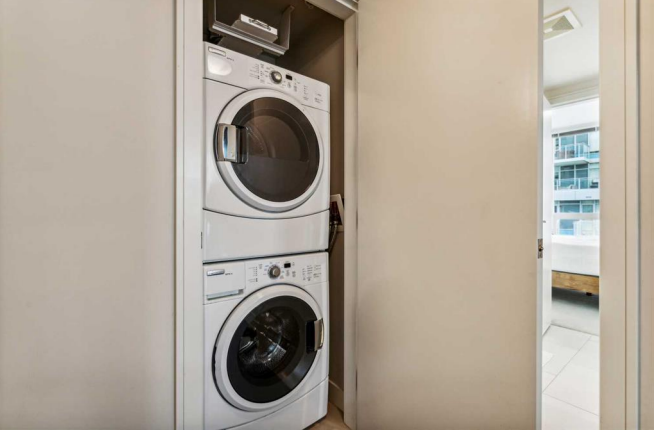
Pub Rmks: **One-of-a-Kind corner condo in Waterfront Tower A! Discover luxury living in this stunning 7th floor, 2 bed/2 bath condo unit, boasting an open-concept layout with exquisite design. This unique southeast corner unit features a wrap-around deck, perfect for enjoying the vibrant views of Chinatown and beyond. Step inside to find a gourmet kitchen equipped with integrated refrigerator, dishwasher, and microwave, complemented by dark-toned hardwood floors that flow seamlessly through the kitchen, dining, living room, and entry. Both bedrooms offer lush carpeting, while their attached bathrooms are adorned with sleek tile. The cozy fireplace in the living area provides a warm and inviting atmosphere for pure relaxation. Located just steps from the Bow River, Prince's Island Park, and the river pathway system, this condo offers the best of urban living with nature at your doorstep. Building amenities include a hot tub, fitness center, 7th floor sky garden, party room and lounge, a 16-seat theater, car wash, and concierge services. All furnishings are negotiable, making this an ideal turnkey unit. With this exceptional property—experience the best of Chinatown living!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









715-222 Riverfront Ave SW, Calgary, AB

Main Floor Exterior Area 908.32 sq ft
Interior Area 844.08 sq ft



0 3 6 ft

PREPARED: 2024/07/28

White regions are excluded from total floor area in OACOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

