

712, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2165996

\$468,800



Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	800 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 799
Basement:	None	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: n/a

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**