

238, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2166745



\$459,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	849 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Window Covering As Is, Island Table in Kitchen

Discover urban luxury in this stunning, south-facing large sized 2 bedroom (or 1-bed plus den) 2-bathroom condo with 2 side-by-side underground parking stalls located in the prestigious Waterfront building, right in the heart of downtown Calgary. This spacious and bright unit features easy-to-maintain upgraded laminate flooring throughout and a sleek gourmet kitchen with a gas stove and quartz countertops. The expansive living area is flooded with natural light from south-facing, floor-to-ceiling windows, providing you with private views into downtown Calgary. The extra large bedroom includes a spa-like ensuite with dual sinks, ample storage, a glass shower, a soaker tub, and a massive walk-in closet. A flex room can be used as an office, kids' room or a second bedroom, adding extra functionality to the layout. With two full bathrooms, this condo offers comfort and convenience for both residents and guests. One of the rare features of this home is the TWO underground parking stalls and a conveniently located storage locker on the same floor as the unit 238. As a resident, you'll enjoy access to over 6,000 square feet of premium amenities, including a private owner's lounge, a fully-equipped fitness center and yoga studio, an indoor whirlpool, steam rooms, a private movie theatre, and executive concierge service. Situated just steps away from the Bow River, Prince's Island Park, beautiful walking paths, and an array of shops and restaurants, this home puts the very best of downtown Calgary right at your doorstep. Don't miss this incredible opportunity—book your viewing today!