

**361, 333 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2167760



\$329,900

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	856 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Fireplace(s), Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 791

Basement: -

LLD: -

Exterior: Composite Siding, Wood Frame

Zoning: CC-ET

Foundation: Poured Concrete

Utilities: -

Features: Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: n/a

This 2-bedroom, 2-full-bath CORNER UNIT with 1 underground parking stall is located in the most picturesque area of downtown Calgary offers a perfect blend of modern living and urban convenience. Whether for personal use or as an investment property, this unit is a MUST SEE. Orientation - The East-South facing location allows sunlight to flood through the windows year-round, even during the cold winter months. Quiet Living - The unit is ideally positioned away from elevators, vents, and stairwells, ensuring maximum tranquility. Open Concept floor plan 9-foot ceilings and laminate flooring with in-floor heating. Granite Kitchen countertops, BRAND NEW STAINLESS STEEL APPLIANCES. Two good size bedrooms are located separately for privacy. The master bedroom features a walk-in closet with built-in full-wall organizers. Two full Bathrooms for added convenience. In-suite full-size, brand-new laundry center. Private Balcony Perfect for summer BBQs or a quiet morning coffee amidst peace and privacy. Prime Location: River Pathways just steps from your door, perfect for outdoor activities. Shopping: A mere 7-minute walk (400 meters) to the supermarket, with WINNERS conveniently located nearby. Parks: Within a 15-minute walk to Prince's Island Park and St. Patrick's Island Park has a good playground for kids, ideal for family outings and picnics. The west entrance of the Calgary Zoo is also nearby. Urban Convenience: +15 Skywalk Network: Direct access across the road, allowing indoor walking throughout Calgary's downtown commercial core, especially beneficial during harsh winters. Proximity to Offices: Within 8-15 minutes walking distance to major downtown office buildings (The Bow, Suncor, Fifth Avenue Place, Bow Valley Square, etc.), saving you from highway traffic. C-Train Free Fare Zone: Convenient access to public

transportation. Amenities: Pet-friendly (with board approval), free bike storage, and an underground heated parking stall. And just a walk to YMCA, Bow Valley College, Eau Claire Market, and Chinatown! Such conveniences at a great price! Lovely corner unit!