

913, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2164443



**\$619,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 961
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	N/A		

Welcome to this fantastic corner unit in the Waterfront complex. This condo is empty and is virtually staged, with floor-to-ceiling windows overlooking the Bow River! Your NE balcony is lovely in the morning with your coffee! Located steps to Eau Claire Market, the downtown core, Bow River pathways & public transit, excellent central location! This two-bedroom + den condo features a Chef's kitchen with w/high-end SS appliances (Sub-Zero fridge, Electrolux gas cook-top, dishwasher, built-in oven & microwave), quartz counters, gas cooktop & expansive island w/ tons of counter space. Watch the Bow River flow from your owners' suite with his/her closets & a dream ensuite w/ deep soaker tub, separate glass shower & 2 sinks. With 1,100 sq ft of living space, two bedrooms, a den, two full baths, 9' ceilings & an open layout, this unit is perfect for entertaining! The Waterfront has a theatre, fully equipped gym, hot tub, party rm, a private owners lounge, a peaceful central courtyard, full-time concierge, and two indoor underground parking stalls.