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642, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2169700



**\$334,800**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	569 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 529
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Recessed Lighting, Stone Counters, Storage		

**Inclusions:** NONE

Welcome home to this contemporary but cozy south-facing condo highlighted by panoramic city views. Ideally located in the heart of downtown for the perfect inner-city retreat with incredible access to award-winning restaurants, unique shopping, every amenity and just a 3 minute walk to the expansive walking paths that wind along the tranquil river. Then come home to this amenity-rich, quiet concrete building. The beautiful lobby is sure to impress your guests with grand ceilings, a linear fireplace and a sophisticated design. An executive concierge ensures no more lost packages as well as a safe and secure environment. Take one of the high-speed elevators directly to your 6th floor abode. Inside this beautiful home is an abundance of natural light, an open and airy floor plan, high-end finishes and central air conditioning keeping you comfortable in any season. Inspiring culinary exploration, the kitchen is the true hub of the home featuring stone countertops, premium concealed appliances, a gas cooktop, full-height cabinets and ample space for a large table to gather over delicious meals. An entire wall of glass frames sensational views from the inviting living room. Take your morning coffee out to the expansive south-facing balcony and watch the city wake up or enjoy evenings relaxing while the city lights provide a breathtaking backdrop. The bedroom is a relaxing oasis with dual closets equipped with California organizational systems and cheater access to the stylish bathroom with an oversized walk-in shower. In-suite laundry, underground heated parking (with a car wash) and a separate storage locker further add to your comfort and convenience. Residents have access to over 6000 sq. ft. of amenities including a private owner's lounge with a full kitchen, a fireplace and a pool table, a fully equipped fitness centre and yoga studio, an indoor whirlpool and

steam room and a private movie theatre. Truly an exceptional condo in an amenity-rich building that provides the perfect inner-city lifestyle mixed with the serenity of riverside living!