

1425, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2172217



\$479,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	831 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Views		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Refrigerator, Gas Range, Oven, Hoodfan, Microwave Built-in, Dishwasher, Washer, Dryer		

Enjoy the convenience of downtown living in the prestigious Waterfront complex. Located surrounded by multiple shops, restaurants, transportation, walking paths, and much more. This air conditioned 2 bedroom 2 bathroom corner unit has been updated with new paint and carpets and has been well maintained over the years. Upon entry you will be met with a bright and open floor plan with an abundance of natural light from the large floor to ceiling windows. Hardwood floors guide you into the gourmet kitchen with built-in appliances and a breakfast bar. The kitchen opens to a good sized living room with a cozy gas fireplace and views of Calgary's vibrant downtown. Just off of the kitchen is a dining nook with a door leading to a balcony overlooking the city and views of the bow river. The primary bedroom comes well equipped with double walk through closets and a spa like 4 piece ensuite. Another good sized bedroom is conveniently placed on the other side of the unit, with a 3 piece jack and jill main bathroom. The second bedroom could be easily converted into a home office or hobby room. The unit is complete with in suite laundry and additional storage closets throughout, as well as an assigned underground parking stall and storage locker. The Waterfront complex has multiple amenities for your convenience, such as a fitness center, hot tub, party room, private theatre, car wash, visitor parking, concierge, and bike storage. Perfect for a professional couple or investor. Exceptional value!