

304, 205 Riverfront Avenue SW
Calgary, Alberta

MLS # A2173344



\$328,800

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	768 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: 2 TV Mounts

THIS IS IT! ... We found what you've been looking for. Come let this amazing 1 BEDROOM with DEN apartment (with TITLED UNDERGROUND PARKING) END YOUR SEARCH. Priced to deliver the best value, this 760+ square foot has it all. This AIRY AND OPEN plan has 9 FOOT CEILINGS, CENTRAL FORCED AIR COOLING, CEILING TO FLOOR WINDOWS OVERLOOKING 2 PARKS. Significant UPDATES AND RENOVATIONS include, New Bathroom GRANITE VANITY, KITCHEN CUPBOARDS finished with Magnificent GRANITE, LIGHT FIXTURES, newer HIGH END STAINLESS STEEL REFRIGERATOR, ELECTRIC STOVE, MICROWAVE AND MIELE DISHWASHER as well as front loading WASHER AND DRYER. One step into this TASTEFULLY TRANSFORMED SUITE will convince you… “YOU’RE HOME”. Feel assured and secure knowing there is a concierge on Duty during the day, Monday through Friday. The landmark 205 RIVERFRONT BUILDING is enveloped with all the amenities Chinatown has to offer. Across the street from Sien Lok Park, and the Bow River pathways. It is only a three to five minute walk from Center Street bridge, restaurants, shopping, entertainment, grocery, coffee shops, restaurants, +15 SYSTEM and the C-TRAIN LINE. Numerous main routes in every direction, are easily accessed for your weekend escape plans. Call your favourite realtor and arrange your private viewing…. you won’t be disappointed.