

205, 333 Riverfront Avenue SE  
Calgary, Alberta

MLS # A2173990



**\$320,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 735
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** All contents of apartment

Welcome to your new home in the vibrant heart of downtown! This stunning two-bedroom condominium offers an unparalleled opportunity to enjoy a sophisticated lifestyle while making a wise investment. The unit comes fully furnished, ready for you to move in and make it your own. Located on Riverfront Avenue, this well-maintained building has undergone extensive updates. The second-floor unit boasts beautiful luxury vinyl plank flooring and an airy ambiance with its 9-foot ceilings. The primary bedroom serves as a tranquil retreat, complete with a renovated ensuite bathroom featuring granite countertops and a stylish new island, providing an ideal space for relaxation and privacy. The open-concept living and dining areas are perfect for entertaining, seamlessly connecting to a south-facing private balcony that wraps around the side of the home. The spacious second bedroom is perfect for family members, roommates, or guests. A convenient laundry closet houses a newer stacked washer and dryer, while the second bathroom features a generous vanity with granite countertops and a deep soaker tub. This pet-friendly building is just steps away from scenic river pathways, making it perfect for runners, outdoor enthusiasts, or anyone who enjoys leisurely walks with their pets. Condo fees cover all utilities except electricity and TV/Phone/WIFI. Additional amenities include rentable storage lockers, meeting rooms, free bike storage, and secure underground heated parking, with visitor parking available. Situated in East Village, you'll be just a short walk from Eau Claire, Prince's Island Park, Superstore, Winners, and an array of fantastic restaurants. Don't miss this incredible opportunity to own a property in such a prime location!