

\$339,999 - 339, 333 Riverfront Avenue Se, Calgary

MLS® #A2110747

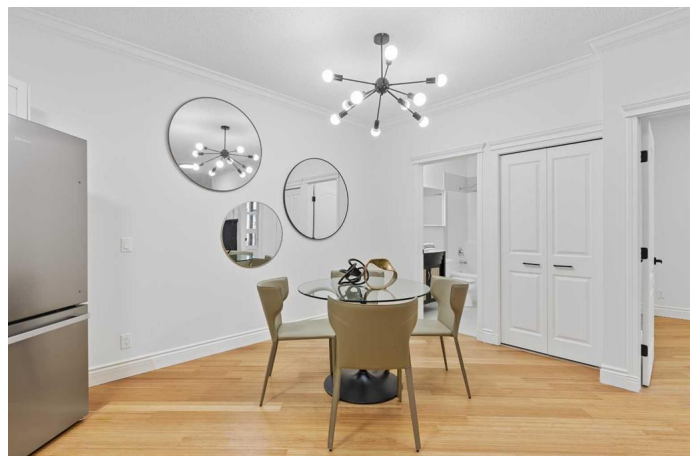
\$339,999

2 Bedroom, 2.00 Bathroom, 798 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Located in the most PICTURESQUE AREA of our city, this 2 bed/2 bath apartment is about to BLOW YOU AWAY! PERFECT for YOURSELF OR as an INVESTMENT PROPERTY, youâ€™ll always average on the upward trend in capital appreciation being in such a KEY area of our city. But this unit isnâ€™t just about location, it's also a SHOWSTOPPER, move-in-ready unit. Nestled on Riverfront Ave, youâ€™ll find a long-standing building thatâ€™s been almost fully updated. Head up to the 3rd floor where youâ€™ll find your sub-penthouse apartment. This quiet interior unit has a large coat closet on your right & beautiful hardwood floors. This unit feels AIRY & BRIGHT w/ your 9ft ceilings. On your right, youâ€™ll find a linen closet + a beautiful primary bedroom w/ a queen bed, nightstands, a wall for a mounted TV & your window has views of the Bow River-wow! You have space for a makeup desk or a dresser & you have a WALK-IN CLOSET - such a rare feature in an inner-city condo. The custom-built closet system has been freshly added & you have a renovated attached ensuite. With clean & timeless tile, I bet you canâ€™t wait to enjoy your oversized RAINFALL SHOWERHEAD. Having this attached ensuite is such a good feature, especially if you plan to rent it out, or have a roommate. In your living room, you have a beautifully finished electric fireplace - this entire apartment has just been professionally painted w/ SW Paint & one of my favourite



features of this unit is the subtle mix between old & new, what a perfect combination of a modern touch w/ more traditional features like crown moulding & accent baseboards to go w/ your hardwood floors. This unit is NOT cookie-cutter & is a place to express your personality. Sliding doors lead onto your private balcony facing the front of the building. The exterior of this building, incl. balconies is 85% completely refaced w/ ALL SPECIAL ASSESSMENTS PAID. Back inside, youâ€™ll LOVE how OPEN CONCEPT this central living space is w/ a refinished kitchen, matte black accents, granite countertops + BRAND NEW stainless steel appliances. Isnâ€™t this an amazing dining space? Youâ€™ll notice that in every room there is beautiful feature lighting + youâ€™ll find a large 2nd bedroom. A laundry closet holds your NEW stacked washer/dryer & the 2nd bathroom has a large vanity, oversized mirror, a deep tub + a chrome rainfall showerhead. This building is in the perfect location, w/in walking distance to the River Pathways, perfect if youâ€™re a runner, an outdoor enthusiast, or to go for walks w/ your furry friend (pet-friendly w/ board approval) & your condo fees incl. everything but electricity. You have rentable storage lockers & meeting rooms, free bike storage + your underground heated parking stall is #74 + underground visitor parking. Located in East Village, youâ€™re close to Eau Claire, Princess Island Park, Chinatown, Superstore/Winners, walking distance to all of downtown through our +15 interior connecting bridges.

Built in 2000

Essential Information

MLS® #	A2110747
Price	\$339,999
Sold Price	\$338,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	798
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	339, 333 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R1

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Party Room, Secured Parking, Visitor Parking
Utilities	Electricity Not Paid For
Parking Spaces	1
Parking	Additional Parking, Assigned, Enclosed, Garage Faces Side, Gated, Heated Garage, Parkade, Stall, Underground
Waterfront	River Access, River Front

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Electric, Fireplace Insert, Fireplace(s), Forced Air, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Glass Doors, Insert, Living Room, Mantle

# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Playground
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	May 7th, 2024
Days on Market	63
Zoning	CC-ET
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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