

\$455,000 - 237, 222 Riverfront Avenue Sw, Calgary

MLS® #A2112803

\$455,000

1 Bedroom, 2.00 Bathroom, 859 sqft
Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Enjoy luxurious downtown living in the prestigious Waterfront building. This is a stunning spot to call home, combining luxury with comfort and convenience! Just steps away from the Bow River, this home allows you enjoy all that downtown Calgary has to offer. This WALK-UP UNIT makes it easy to avoid elevators. This unit doubles as a perfect "work from home" setting, with a flex room that is easily closed for privacy with aqua glass sliding doors, right across from a large full bathroom! Beautiful contemporary wide plank flooring throughout and the sleek gourmet kitchen with gas stove and quartz countertops provide an upscale backdrop for your furnishings and decor. This is one of the only units in the building with refreshed, high-quality white kitchen cabinetry. This fabulous 2 bedroom (or 1 bed plus den), 2 full bathroom unit has massive south facing windows allowing sunshine to stream into your expansive living space. Off the living room is a lovely deck (with a gas line) providing you private views into downtown Calgary. The primary bedroom is spacious, the ensuite has 2 sinks, tons of storage and a gorgeous glass shower and soaker tub coupled with a HUGE walk-in closet. The large, open living area and 2 beautiful, full bathrooms make it a very functional living space. Second bedroom can also serve as private office/den. South facing unit and balcony create a bright, uplifting living space. The downtown view is especially beautiful at night as you enjoy the view from



floor to ceiling windows. Amenities in this building are EXCELLENT and in close proximity to this quiet unit and include fitness center, hot tub, 16 seat private movie theatre, concierge service, security, and stunning common lounge areas where you can choose to work or entertain. Also ideal, is the parking stall which is right next to entrance door and across from the car wash. Storage is not a problem here; additional storage locker located on same floor. Here, you are ideally situated close to beautiful walking paths, shops, and restaurants, as well as easy access to the +15 system. Living in downtown Calgary has never been so convenient!

Built in 2010

Essential Information

MLS® #	A2112803
Price	\$455,000
Sold Price	\$449,100
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	859
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	237, 222 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0W3

Amenities

Amenities	Car Wash, Elevator(s), Fitn Room, Picnic Area, Recrea Spa/Hot Tub, Storage, Trash
Parking Spaces	1
Parking	Assigned, Heated Garage, O

Interior

Interior Features	Double Vanity, Elevator, Ki Facilities, See Remarks, Stor
Appliances	Built-In Refrigerator, Dishw Microwave, Range Hood, Wa
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	26

Exterior

Exterior Features	Balcony, Courtyard, Covered
Construction	Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 23rd, 2024
Days on Market	16
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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