

\$319,000 - 647, 222 Riverfront Avenue Sw, Calgary

MLS® #A2132663

\$319,000

1 Bedroom, 1.00 Bathroom, 544 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

The Waterfront, one of Calgary's most prestigious downtown developments, offers a stylish 1-bedroom, 1-bathroom condo located in the heart of Calgary. Situated on the 6th floor, this residence offers a blend of modern design and urban convenience. Step inside to discover 9-foot ceilings and an open concept layout that seamlessly connects the living, dining, and kitchen areas. The kitchen is a highlight, boasting sleek oak cabinetry, quartz countertops, and top-of-the-line European appliances. This includes a built-in refrigerator, gas cooktop, wall oven, microwave, and dishwasher. Large windows flood the space with natural light, there is laminate flooring in the main areas and plush carpeting in the bedroom. The spacious primary suite features a walk-through closet leading to a Jack & Jill bathroom with an oversized shower, ensuring both comfort and style. Additional perks include in-suite laundry and direct access from the living room to a west-facing balcony with charming views, perfect for evening relaxation with a gas hookup for a BBQ. Added benefits include an underground heated parking stall, a storage locker, and a pet-friendly building policy for dogs and cats up to 30lbs with board approval. The Waterfront provides an unparalleled living experience with a wealth of amenities. Enjoy peace of mind with 24/7 concierge and security services. Stay active in the fitness center or unwind in the indoor whirlpool and sauna. Entertain guests in the lounge or the on-site movie theatre. Additional



features include bike storage, a car wash, guest suites, and visitor parking. The beautifully landscaped courtyards offer a serene escape from the bustling city. Located steps from the Bow River walking and biking pathways, Sien Lok Park, Princess Island Park and Chinatown, this condo is perfectly situated for an active lifestyle. Downtown professionals will appreciate the proximity to work, while food enthusiasts will love being close to a variety of restaurants and Stephen Avenue Mall. Shopping, parks, and playgrounds are easily accessible, making this an ideal location for convenience and leisure. Donâ€™t miss out on this opportunity to own a luxurious condo in one of Calgaryâ€™s premier downtown locations. Contact us today to schedule a viewing.

Built in 2011

Essential Information

MLS® #	A2132663
Price	\$319,000
Sold Price	\$319,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	544
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	647, 222 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2P 0X2

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Sauna, Secured Parking, Spa/Hot Tub, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	22
Basement	None

Exterior

Exterior Features	Garden, Uncovered Courtyard
Roof	Membrane
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 10th, 2024
Days on Market	17
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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