

\$325,000 - 203, 333 Riverfront Avenue Se, Calgary

MLS® #A2152875

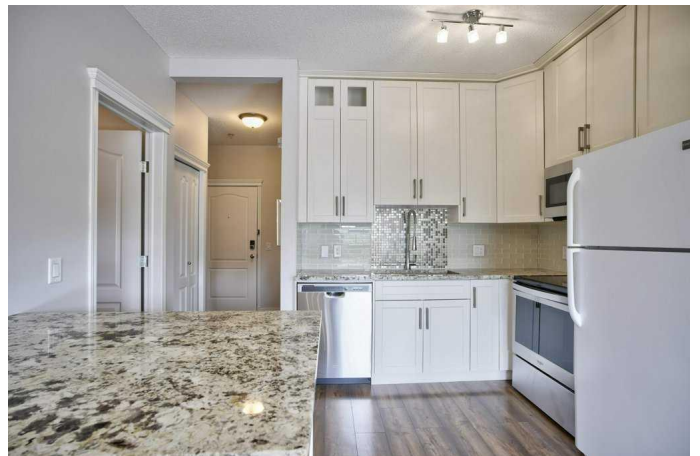
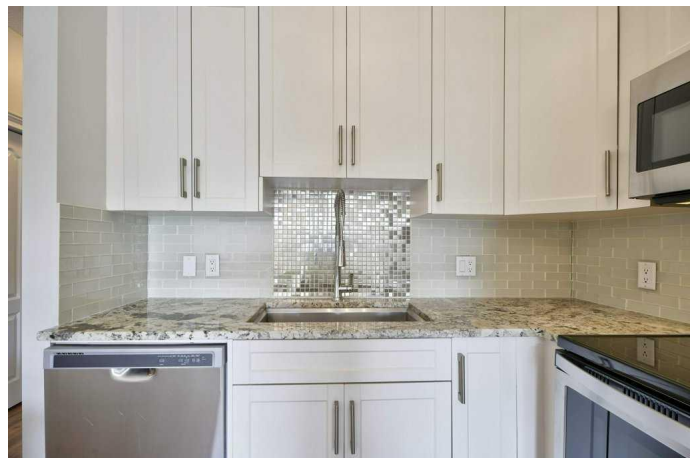
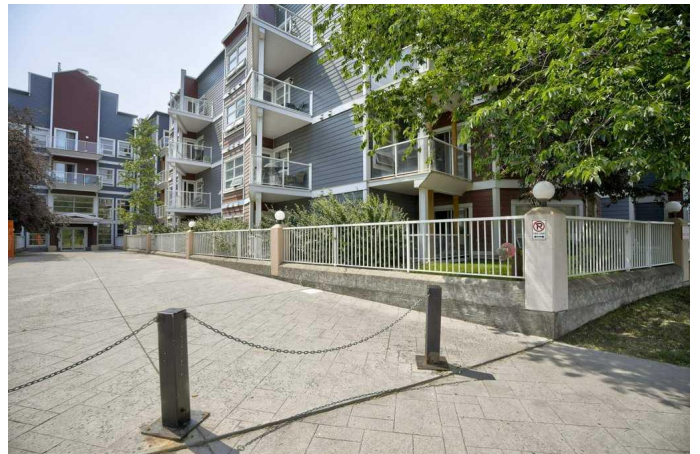
\$325,000

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to your new home in the heart of downtown. This exceptional two-bedroom apartment condominium is located in one of the city's most sought-after and picturesque neighborhoods. It offers an unparalleled opportunity to enjoy an elevated lifestyle and make a sound investment. This stunning property boasts a newer kitchen with granite countertops throughout, fresh paint, updated plumbing fixtures, modern lighting, and a cozy fireplace. Perfectly suited for personal enjoyment or as a solid investment, properties in this prime area consistently show upward trends in capital appreciation. Nestled on Riverfront Avenue, this well-maintained building has seen extensive updates. The 2nd-floor unit features beautiful luxury vinyl plank flooring and feels airy and bright with its 9ft ceilings. The primary bedroom is a serene retreat, complete with a renovated ensuite bathroom featuring granite counters and timeless tile flooring, providing a perfect space for privacy and relaxation. The open-concept living and dining rooms are perfect for entertaining, with sliding doors leading to a south-facing private balcony that wraps around the side of the home. The building's exterior, including all balconies, is nearly fully updated, ensuring a modern and refreshed look. This condo is anything but typical, with unique touches like a beautifully painted giant Pacific octopus on an interior wall, adding personality and charm. The large second bedroom is ideal for family members, roommates, or guests.



The laundry closet conveniently holds a newer stacked washer/dryer, and the second bathroom features a large vanity with granite counter tops, and a deep soaker tub. Located within walking distance to the River Pathways, this pet-friendly building is perfect for runners, outdoor enthusiasts, or those who enjoy leisurely walks with their pets. Condo fees cover all utilities except for electricity and TV/Phone/WIFI. Additional amenities include rentable storage lockers, meeting rooms, free bike storage, and a secure underground heated parking stall (#159) with visitor parking available. Situated in East Village, you'll be close to Eau Claire, Princess Island Park, Superstore, Winners, and a plethora of incredible restaurants. This is more than just a home; it's a gateway to an exceptional urban lifestyle. Don't miss your chance to own this incredible property in such a phenomenal location.

Built in 2000

Essential Information

MLS® #	A2152875
Price	\$325,000
Sold Price	\$312,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	203, 333 Riverfront Avenue Se
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Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R1

Amenities

Amenities	Elevator(s), Park, Party Room, Secured Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	August 1st, 2024
Date Sold	September 13th, 2024
Days on Market	43
Zoning	CC-ET
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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