

# \$479,900 - 1425, 222 Riverfront Avenue Sw, Calgary

MLS® #A2172217

**\$479,900**

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.05 Acres

Chinatown, Calgary, Alberta

Enjoy the convenience of downtown living in the prestigious Waterfront complex. Located surrounded by multiple shops, restaurants, transportation, walking paths, and much more. This air conditioned 2 bedroom 2 bathroom corner unit has been updated with new paint and carpets and has been well maintained over the years. Upon entry you will be met with a bright and open floor plan with an abundance of natural light from the large floor to ceiling windows. Hardwood floors guide you into the gourmet kitchen with built-in appliances and a breakfast bar. The kitchen opens to a good sized living room with a cozy gas fireplace and views of Calgary's vibrant downtown. Just off of the kitchen is a dining nook with a door leading to a balcony overlooking the city and views of the bow river. The primary bedroom comes well equipped with double walk through closets and a spa like 4 piece ensuite. Another good sized bedroom is conveniently placed on the other side of the unit, with a 3 piece jack and jill main bathroom. The second bedroom could be easily converted into a home office or hobby room. The unit is complete with in suite laundry and additional storage closets throughout, as well as an assigned underground parking stall and storage locker. The Waterfront complex has multiple amenities for your convenience, such as a fitness center, hot tub, party room, private theatre, car wash, visitor parking, concierge, and bike storage. Perfect for a professional



couple or investor. Exceptional value!

Built in 2011

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2172217       |
| Price          | \$479,900      |
| Sold Price     | \$460,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 831            |
| Acres          | 0.05           |
| Year Built     | 2011           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1425, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 0W3                        |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Car Wash, Fitness Center, Party Room, Recreation Room, Sauna, Spa/Hot Tub |
| Parking Spaces | 1                                                                         |
| Parking        | Assigned, Stall, Underground                                              |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Dryer, Gas Range, Oven, Washer                                                                               |
| Heating           | Baseboard, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                            |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 24               |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other                                             |
| Lot Description   | Street Lighting, Low Maintenance Landscape, Views |
| Roof              | Membrane                                          |
| Construction      | Concrete                                          |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 11th, 2024  |
| Date Sold      | November 18th, 2024 |
| Days on Market | 38                  |
| Zoning         | DC                  |
| HOA Fees       | 0.00                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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