701, 205 Riverfront Avenue SW
Calgary, Alberta

MLS # A2236328

$394,900

Division:	Chinatown
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	1,022 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	2	**Baths:**	2

Garage:	Garage Door Opener, Heated Garage, See Remarks, Stall, Titled, Undergrou...
Lot Size:	-
Lot Feat:	-

Heating:	Boiler, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 836
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting, Walk-In Closet(s)

Inclusions: None

Updated 2 bedroom, 2 bathroom condo with over 1000 square feet of modern and functional living space in Calgary’s Chinatown. This unit features a large west-facing balcony, overlooking the new Eau Claire Park, perfect for enjoying afternoon sun and evening sunsets. Recently updated with brand new luxury vinyl plank flooring, new carpet, and fresh paint throughout, the open-concept layout includes a spacious living and dining area with a gas fireplace and large windows that bring in natural light, plus direct views of the Bow River to the North. The kitchen is open to the living space, and both bedrooms are generously sized. The primary bedroom has a 4pc en-suite bathroom and ample closet space. The 3pc main bathroom is full-sized, and in-suite laundry adds even more convenience, along with ample storage. And, don't forget, this unit comes with titled underground parking. The building offers 24-hour lobby concierge service, secure concrete construction, and is ideally located with direct access to the Bow River Pathway system, Sien Lok Park, and within walking distance to Eau Claire, East Village, and the Downtown Core. The perfect downtown property for young professionals, or knowledgeable investors.