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651, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2210080



**\$289,800**

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	480 sq.ft.	Age:	2011 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 441
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Welcome to this well-appointed 480 sq ft 1 Bed Apartment Condo in the desirable Waterfront complex. It features Central Air, elegant Quartz Counters and access to resort-style amenities. Enjoy a bright, open-concept layout with a spacious Living Room, the Kitchen boasts Quartz Counters and sleek design cabinetry with built-in Refrigerator, Electric Stove and Dishwasher. Comes with a table with Quartz table top for in kitchen dining. The Primary Bedroom provides generous space for a Queen size bed. Built in Desk is perfect for a home office set up. One full bath and a insuite Laundry completes the unit. Step out onto the Balcony with a BBQ Gas Line. This unit comes with 1 Underground Parking Stall and an Assigned Storage Locker. The building offers a Fitness Room, Yoga Studio and Concierge Service. Additional amenities include a Hot Tub, Sauna, Car Wash Bay, Party Lounge, Theatre Room and Visitor Parking. Ideally located near Bow River Pathways, Prince's Island Park, Chinatown, Eau Claire Market and the C-Train. The upcoming Green Line Station is just steps away. A perfect opportunity for first-time buyers or investors—don't miss out!