### ROBERT HART MOORE grassroots realty group

# 780-897-4170 robert@grassrootsrealtygroup.ca

## 1522, 222 Riverfront Avenue SW Calgary, Alberta

#### MLS # A2219148



## \$439,900

Division:	Chinatown			
Туре:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	801 sq.ft.	Age:	2011 (14 yrs old)	
Beds:	2	Baths:	2	
Garage:	Assigned, Parkade			
Lot Size:	-			
Lot Feat:	-			
	Water:	-		
	Sewer:	-		
	Condo Fee	\$ 741		
	LLD:	-		
	Zoning:	DC		
	Utilities:	-		

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

Exterior:

Features:

Central

Concrete

-

-

.

Laminate, Tile

Fully furnished modern 2bed/2bath condo unit on the "Flats Tower" of The Prestigious Waterfront Condo, Calgary's upscale Downtown neighborhood. Open concept floor plan, 9' ceilings, floor to ceiling windows. End unit & balcony is exposed to the view of the beautiful courtyard. Kitchen is fully equipped with high-end stainless steel appliances. Quartz central island & countertop. Full heights cabinetry. Bedroom has built-in head board, double bed-frame & 2 night tables. In-suite laundry & air conditioned. Unit includes an assigned parking stall & a storage locker. Enjoy living in a resort style building with superior amenities : concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, outdoor garden patio, visitor parking & car wash. Move in & enjoy the lifestyle of a waterfront community along the Bow River & Princess Island Park. Walking distance to Downtown, Chinatown, East Village & Eau Claire Market, shops & restaurants. Bike or walk along the water path. Perfect for first time buyers or as an investment property.

Built-in Features, No Animal Home, No Smoking Home, Quartz Counters