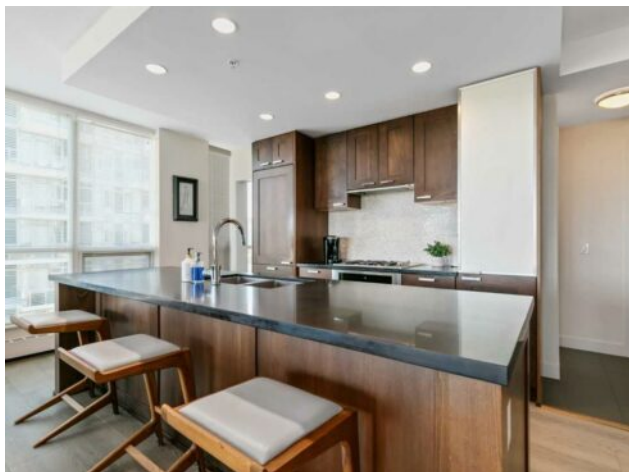


1213, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2233678



# \$699,900

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,085
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Welcome to a large 2 bedroom + den apartment in the heart of Eau Claire market. This upscale high rise unit overlooks the Bow River with views to the North and East. Upon entering the unit the spacious laundry room awaits with ample storage. The kitchen is upper end with a sub zero fridge, gas stove, and SS dishwasher + microwave. Dark quartz counter tops along with darker wood cabinets. The living room has a gas fireplace, is larger in layout and has access to a huge patio. The patio is large for the building and has beautiful views of the downtown and specifically the Bow River. The master bedroom is large with dual cabinets along with a 5 piece ensuite. 2 sinks with quartz countertops plus a walk in shower. There is also a 2nd bedroom and a den that easily can be used as a bedroom. A 2nd 4 piece bathroom with quartz countertops, a tub/shower set up and consistent cabinets. The unit comes with 2 underground parking spots that are side by side and steps from the elevator. The complex has numerous amenities which include a main floor party room which can be reserved for party's. In addition, there is a fitness centre, steam room, and the building has 24hr concierge service. This unit also has its own storage locker which is located on the 5th floor of building A. The complex is steps to the river, bike paths, and the new and developing Eau Claire market with its own Green line stop. Rarely do units this well laid out ever come to market.