

1526, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2272802



\$349,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	618 sq.ft.	Age:	2011 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	None	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Black Leather 3-seat Couch, Queen Bed, Rug, Wall-Mounted Console Cabinet, Bedside Tables, Table with 2 Chairs, Patio Table & 2 Chairs, Work Desk, Desk Chair, Two Lamps, 32" Sony TV with Wall Mount, PAX Wardrobe, Dish Set, Glassware Set, Pot Set, Frying Pans, Rice Cooker, Coffee Maker, Toaster, Silverware Set & Utensils, Vacuum Cleaner, Mop, Swiffer, Hangers, Shoe Rack, Wall-Mounted Bathroom Storage Cabinet, Various Artwork, Full Length Mirror

Welcome to Waterfront Condos, Calgary's premier luxury address where riverfront serenity meets urban sophistication—just steps from PRINCESS ISLAND PARK. This FULLY FURNISHED 1-bedroom + den residence blends upscale living with unbeatable convenience, making it ideal as a prestigious downtown home or a high-performing RENTAL investment. Enjoy mesmerizing Bow River views, glittering skyline scenery, and unmatched walkability to the city's finest restaurants, cafés, entertainment, office towers, and cultural destinations. Inside, the open-concept design is anchored by quiet concrete construction and elevated by refined, modern finishes. The gourmet kitchen impresses with a Sub-Zero fridge with dual freezer, Electrolux gas cooktop, new dishwasher, built-in microwave, and sleek granite counters—perfect for cooking or entertaining. Floor-to-ceiling windows bathe the living space in natural light and open onto a generous 140 sq. ft. balcony, creating a private outdoor retreat for morning coffee or evening cocktails. The versatile den serves as an ideal work-from-home office, enhanced by the warmth and ambience of a gas fireplace. The spacious primary bedroom features a walk-through closet and a spa-inspired ensuite complete with a deep soaker tub, offering a calming escape at the end of the day. Residents of Waterfront enjoy access to over 6,000 sq. ft. of state-of-the-art amenities, including a fully equipped fitness centre, yoga studio, hot tub and sauna, private cinema, owner's lounge, concierge, and secure heated underground parking. A large 5' x 10' storage locker and dedicated parking stall add exceptional convenience. Perfectly positioned along the river pathways and steps from Prince's Island Park, Stephen Avenue's boutique dining, grocery stores, and the

C-Train, this location offers everything you love about Calgary living—right at your doorstep. Discover the perfect combination of luxury, lifestyle, and investment potential at Waterfront