

**414, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2292898**



**\$324,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	657 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Guest, Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** All furniture including tv and tv mount

Welcome to Waterfront! Situated just steps away from Princes Island Park, Bow River pathways, Chinatown and minutes from the downtown core, restaurants, shopping and much more. This 1 bedroom + den end unit condo features just under 9ft ceilings, hardwood, tile and carpet flooring. A beautiful kitchen with quartz countertops, stainless steel appliances including built in Sub-zero fridge, gas stove and plenty of cabinet space. Open concept floorplan with a dining room and large living room with gas fireplace and access to a private balcony with views on the Bow River. Large primary bedroom, full 4pc bathroom, great sized den, in suite laundry and central A/C. Two side by side assigned underground parking stalls and a private storage locker on the same floor as the unit. This building has a wide range of amenities including a fitness centre, yoga studio, theatre room, hot tub, party room with a pool table, a 7th floor outdoor courtyard, guest suite, concierge service, secured guest parking and security. Don't miss out on this opportunity. Make your private showing today.