

**544, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2298705**



**\$369,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	741 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 695
<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>	Open Floorplan		

**Inclusions:** Kitchen Island Table

Welcome to Waterfront, one of Calgary's most sought-after luxury condo communities, ideally located in the heart of the downtown core. This beautifully designed 2-bedroom, 2-bathroom residence on the 5th floor with expansive south facing windows fills the space with natural light. Designed with modern urban living in mind, the open-concept layout features a sleek kitchen complete with quartz countertops, built-in appliances, a gas cooktop, and elegant cabinetry. The spacious living and dining areas provide the perfect setting for entertaining or relaxing while enjoying the vibrant city backdrop. The primary bedroom features a walk-through closet leading to a well-appointed 5-piece bathroom, while the second bedroom offers flexibility for guests, a home office, or additional living space. In-suite laundry and central air conditioning add everyday comfort and convenience. Residents of Waterfront enjoy access to exceptional amenities, including a fully equipped fitness centre, yoga studio, hot tub, sauna, social lounge, private theatre, and concierge service. Just steps from Prince's Island Park, the Bow River pathway system, Chinatown, and all the conveniences of downtown Calgary, this home offers an unbeatable combination of location and lifestyle. A fantastic opportunity for first-time buyers, professionals, or investors looking for a premium inner-city condo.