

**611, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2300539**



**\$519,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 891
<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		

**Inclusions:** N/A

Welcome to elevated urban living in this beautifully maintained 6th-floor condo at Waterfront, offering 948 sq ft of thoughtfully designed space in one of Calgary's most desirable riverfront locations. This 2-bedroom, 2-bathroom + office unit features a bright, open-concept layout with large windows that fill the home with natural light and showcase beautiful city and Bow River views. The functional kitchen offers ample cabinetry and counter space, seamlessly connecting to the spacious living and dining areas—perfect for both everyday living and entertaining. A dedicated office/den space provides the ideal setup for working from home or studying, adding versatility to the layout. The primary bedroom includes a private ensuite, while the second bedroom is perfect for guests or additional living needs. A second full bathroom ensures comfort and convenience for residents and visitors alike. Enjoy the added benefits of in-suite laundry, a private balcony for relaxing or entertaining, and two assigned secure underground parking stall. The building also offers controlled access and professional management for peace of mind. Ideally situated just steps from the Bow River pathways, Prince's Island Park, Eau Claire, Chinatown, restaurants, cafes, shopping, and public transit, this home delivers an exceptional inner-city lifestyle. Perfect for professionals, downsizers, or investors seeking a premium downtown opportunity.