

**231, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2301039**



**\$449,800**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	958 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 864
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Built-in cabinetry in Living Room, 2 wall mount TV brackets, Pergola on Balcony

FINALLY, IT IS HERE FOR YOU!! WELCOME TO THIS EXQUISITE LUXURY CONDOMINIUM IN THE PRESTIGIOUS &ldquo;WATERFRONT&rdquo;. Unparalleled Living Experience in The Heart of The City. This Unit Makes It Perfect for Entertaining Guests or Enjoying Quiet Evenings at Home. OFFERING YOU SECURITY AND SAFETY SITUATED BETWEEN CALGARY&rsquo;S DOWNTOWN CORE AND PRINCE&rsquo;S ISLAND PARK. THIS IS A CONCRETE BUILDING With High End Finishes and Luxurious Amenities; Concierge Service From 8:00am To 8:00pm Daily. Well Appointed Fitness Centre, Relaxing Hot Tub and Rejuvenating Steam Room, Party Room, Bicycle Storage and Awesome Theatre Room for Residents Use. Building Offers a Stylish Meeting Or Gathering Room Perfect for Hosting Events. UNIT HAS 9 FT CEILINGS AND THE COMFORT OF CENTRAL AIR. The Unit Features 2 BEDROOMS, 2 FULL BATHROOMS, Nice Closet Spaces. Primary Bedroom (Room for King Size Bed) With 4 Pc Ensuite. The Modern Kitchen Features Sleek Cabinetry, Pantry, High-End Stainless-Steel Appliances, Gas Top Stove and Ample Quartz Counterspace for Meal Preparation Featuring Dual Sinks. The Adjacent Dining and Living Room with Gas Fireplace Beckons You to Relax. THERE ARE PATIO DOOR EXITS FROM BOTH THE PRIMARY BEDROOM AND THE LIVING ROOM TO A LARGE BALCONY WHERE YOU ENJOY THE VIEW OF THE IMPRESSIVE OUTDOOR COURTYARD. BALCONY HAS OVERHEAD HEATING LAMPS PLUS GAS OUTLET FOR BBQ. The IN-SUITE LAUNDRY Completes The Unit Space with The Stacked Washer & Dryer to Stay. Separate Assigned Storage Locker On Same Floor as Unit as Well As A Private Guest Suite #253. BONUS: TWO ASSIGNED UNDERGROUND AND

HEATED PARKING STALLS #697 AND #883 (RARE FIND). THERE IS VISITOR HEATED UNDERGROUND PARKING ON LEVEL P1 AS WELL AS 2 CAR WASH BAYS. With Easy Access to The Extensive River Walking Pathway System. If You Are Looking for A Special Retreat, Privacy and Safety &ndash; This Is It and You Can Proudly Call This Your Home. QUIET, SECURE BUILDING WITH SO MANY AMENITIES!! THE BEST OF URBAN LIVING. (See Video of This Listing!) NOTE BONUS: OWNERS TO PAY 6 MONTHS CONDO FEES FOR THE UNIT #231 BEGINNING ON POSSESSION DATE OF THE NEW BUYER(S).