

**1723, 222 Riverfront Avenue SW**  
**Calgary, Alberta**

**MLS # A2301469**



**\$659,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinatown                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,094 sq.ft.                       | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 1,024        |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Granite Counters, Soaking Tub |                   |                 |

**Inclusions:** NA

Welcome to the 17th floor of the prestigious Waterfront Calgary Towers. This spacious 2-bedroom corner unit offers stunning views of the Bow River, Centre Street Bridge, Prince's Island Park and downtown. Bright and airy with floor-to-ceiling windows, the open-concept layout seamlessly connects the living, dining, and kitchen areas—ideal for everyday living and entertaining. The modern kitchen features a gas cooktop, built-in oven, and a large quartz island. The primary bedroom offers a private retreat with walk-in closets and a luxurious ensuite. The second bedroom includes large windows and ample closet space, perfect for guests or family. A full 3-piece bathroom and dedicated office/den add flexibility for today's lifestyle. Enjoy the private balcony with impressive city and river views. Additional features include in-suite laundry and two heated underground side-by-side parking stalls directly behind the elevator for maximum convenience. Residents enjoy access to premium amenities including concierge service, fitness centre, hot tub, and social lounge. Pet-friendly building with nearby river pathways and green spaces. Unbeatable downtown location close to shopping, dining, public transit, and the Bow River pathway system. Many upgrades include California Closets in the primary and second bedrooms as well as the laundry area, along with upgraded blinds. Exceptional value in one of Calgary's most sought-after communities.