

# **\$376,000 - 615, 222 Riverfront Avenue Sw, Calgary**

MLS® #A2216559

**\$376,000**

1 Bedroom, 1.00 Bathroom, 680 sqft

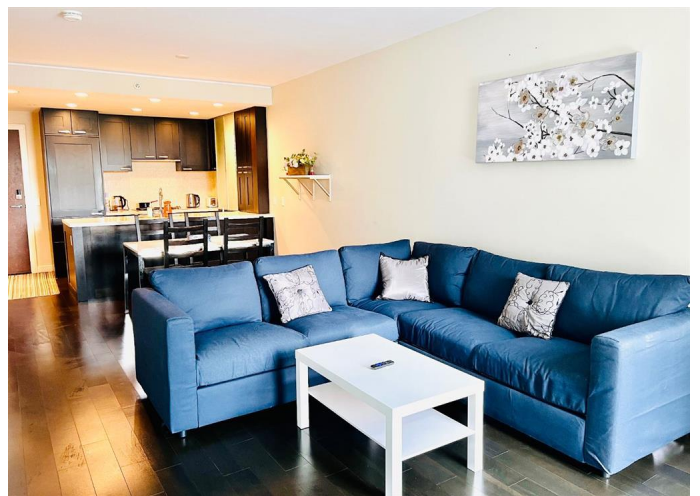
Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to the heart of Calgary! Experience luxury living at Riverfront, step away Princess Island Park and the Bow River Pathway where you can enjoy all the amenities Calgary downtown has to offer right at your doorstep. the location can't be beat.

This spacious over 670 SQFT 1-bedroom + Den, open living space condo provides everything you need to live comfortably in a professionally managed building. Step into a space that boasts upgraded hardwood flooring, sleek quartz countertops, and modern built-in appliances, including high-end built fridge, Built-in stove, Built-in microwave, . The condo features 9-foot ceilings, creating an open and airy atmosphere. The sunny patio is perfect for your morning coffee. Enjoy a range of building amenities such as a relaxing sauna, a spacious lounge, a fully equipped gym, and a convenient car wash. This unit comes with one assigned underground parking spaces and a storage locker, ensuring ample space for your belongings. Additionally, all furniture is included, making this condo completely move-in ready. Whether you plan to live here yourself or are looking for a long-term rental investment, this home is ready for you.

Concierge is on site 8am-8pm as well as 24 hour security for your Skip the Dishes & Amazon deliveries. If you are looking for the ultimate blend of comfort and convenience, this home is perfect for you! Don't hesitate and



contact your Realtor to book a showing today.  
Treat yourself to the lifestyle you deserve and  
call this unit your new home.

Built in 2011

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2216559          |
| Price          | \$376,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 680               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 615, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P0X2                        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Sauna, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters                                     |
| Appliances        | Built-In Freezer, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Washer/Dryer, Window Coverings |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Fireplace(s), Forced Air |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Electric                 |
| # of Stories    | 22                       |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 120              |
| Zoning         | DC               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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