

1227, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2216955



**\$470,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2010 (15 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 758
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Quartz Counters, Storage		

**Inclusions:** none

Prime location two bedroom, two bathroom condo in a well built concrete building. Very open plan, quality upgrades throughout including quartz countertops, air conditioned. The unit is spacious and well designed with a southwest corner view (12th floor), beautiful views of downtown and river view. Great amenities: fitness centre (weight and cardio equipment), social room, theatre, jacuzzi tub. Lots of visitor parking for friends and family. Prime Eau Claire location minutes to shopping, river walkways, bike paths, restaurants, downtown night life and transit