

201, 333 Riverfront Avenue SE  
Calgary, Alberta

MLS # A2218735



**\$269,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 644
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Quartz Counters		

**Inclusions:** N/A

Wow! Great new price!!! Live in the Heart of the Action & East Village Vibes! This stylish TWO Bedroom condo puts you right in the pulse of downtown Calgary. Step into a bright, open-concept space with Abundance of windows, In-Floor Heating with laminate flooring throughout. Spacious kitchen with Maple Cabinets & QUARTZ Countertops & Perfect for cooking, chilling, or entertaining. Kick back by the cozy FIREPLACE or slide open the brand-new patio doors to your private balcony (also new) for those summer night hangs. Stay comfy year-round with In-Suite Laundry, Heated UNDERGROUND Parking, and a super secure building that even offers Bike Storage and Rentable Extra Storage (only \$75 for the year). Step outside to RIVER VIEWS and pathways, grab a coffee steps away, hit up local faves for dinner, or spend a lazy Saturday exploring Studio Bell, the new Superstore (3 blocks!), or Prince's Island Park. You're also minutes from the Calgary Tower, Central Library, Olympic Plaza (now being revamped!), and the CORE Shopping Centre. Getting around? Easy. You're a quick hop to transit, Memorial Drive, and Deerfoot Trail. Plus, enjoy free C-Train rides downtown! Airport? 19 mins. Banff? Just over an hour. City life meets weekend escape. Whether you're buying to live or rent out & this one's a total win. Welcome to your urban oasis!