

## 780-228-4266

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## 1522, 222 Riverfront Avenue SW Calgary, Alberta

MLS # A2219148



\$439,900

Division: Chinatown  Type: Residential/High Rise (5+ stories)  Style: Apartment-Single Level Unit  Size: 801 sq.ft. Age: 2011 (14 yrs old)  Beds: 2 Baths: 2  Garage: Assigned, Parkade  Lot Size: -  Lot Feat: -						
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Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 741
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, No Animal Home, No Smoking Home, Quartz Counters

Inclusions: N/A

Fully furnished modern 2bed/2bath condo unit on the "Flats Tower" of The Prestigious Waterfront Condo, Calgary's upscale Downtown neighborhood. Open concept floor plan, 9' ceilings, floor to ceiling windows. End unit & balcony is exposed to the view of the beautiful courtyard. Kitchen is fully equipped with high-end stainless steel appliances. Quartz central island & countertop. Full heights cabinetry. Bedroom has built-in head board, double bed-frame & 2 night tables. In-suite laundry & air conditioned. Unit includes an assigned parking stall & a storage locker. Enjoy living in a resort style building with superior amenities: concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, outdoor garden patio, visitor parking & car wash. Move in & enjoy the lifestyle of a waterfront community along the Bow River & Princess Island Park. Walking distance to Downtown, Chinatown, East Village & Eau Claire Market, shops & restaurants. Bike or walk along the water path. Perfect for first time buyers or as an investment property.