451, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2221383
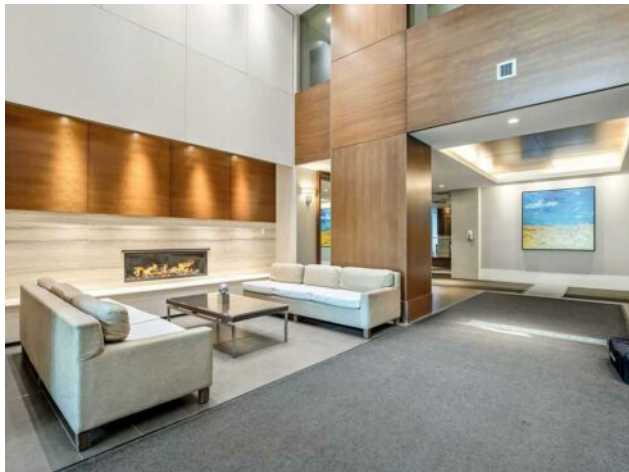
$285,000

Division:	Chinatown
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	480 sq.ft.
Age:	2010 (15 yrs old)
Beds:	1
Baths:	1
Garage:	Parkade
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 459
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Kitchen Island, Pantry, Quartz Counters

Inclusions: N/A

Welcome to this thoughtfully equipped one-bedroom apartment condo located in the sought-after Waterfront complex. Designed for modern urban living, this unit features central air conditioning, elegant quartz countertops, and access to an impressive array of resort-style amenities. The bright and open-concept layout includes a spacious living room and a sleek kitchen equipped with quartz countertops, modern cabinetry, built-in refrigerator, electric stove, gas stove top, and dishwasher. A matching quartz-top dining table is included, creating a stylish and functional in-kitchen dining space. The primary bedroom comfortably accommodates a queen-sized bed and features a built-in desk—perfect for a home office setup. A full bathroom, in-suite laundry, and private balcony with a BBQ gas line complete this well-designed unit. Additional highlights include one underground parking stall and an assigned storage locker. The building offers a full suite of amenities: fitness room, yoga studio, concierge service, hot tub, sauna, car wash bay, party lounge, theatre room, and visitor parking. Ideally located steps from the Bow River Pathways, Prince’s Island Park, Chinatown, Eau Claire Market, and the C-Train, with the upcoming Green Line Station just moments away. Perfect for first-time buyers or investors—this is downtown living at its finest. Don’t miss your chance to own in one of Calgary’s most desirable communities!