

1322, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2294318



## \$449,900

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 741
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** All furniture will be a part of sale.

Welcome to Waterfront — one of Calgary's most prestigious and sought-after riverfront communities. Ideally located along the Bow River, this exceptional residence offers immediate access to Eau Claire Park, Prince's Island Park, the Bow River pathway system, and a vibrant urban lifestyle with endless recreational opportunities. Situated on the 13th floor, this beautifully appointed 2-bedroom, 2-bathroom condo offers 818.85 sq.ft. of thoughtfully designed living space, showcasing stunning park views and an abundance of natural light throughout. This elegantly fully furnished unit is truly turnkey, featuring high-end furniture and designer finishes throughout — all included in the sale, making it a perfect opportunity for investors or end-users seeking convenience and style. The modern kitchen is equipped with built-in appliances, including a refrigerator, oven, microwave, and gas cooktop, complemented by sleek cabinetry and premium finishes. The home also includes a Samsung washer and dryer for added comfort. Additional highlights include: Two underground heated parking stalls (rare offering), One large storage locker, Functional layout with excellent bedroom separation, Floor-to-ceiling windows capturing panoramic park views. This is a rare opportunity to own a fully furnished, move-in-ready luxury unit in one of Calgary's most desirable downtown locations.