



GRASSROOTS

REALTY GROUP

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1321, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2292238



\$639,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,104 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Secured, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,042
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Sky-High Luxury Living in the Waterfront! Prime northwest corner location with spectacular views of Prince's Island Park, Bow River, mountains, COP and the downtown city lights! The many large expansive corner windows provide an abundance of bright natural light while enhancing those incredible views from every room! Exceptional open floor plan that's perfect for entertaining and great layout with opposite side bedrooms for complete privacy! Completely renovated kitchen, bathrooms, flooring and UV-Coated windows all in 2018. Immaculate 2 Bedroom + Den home with gorgeous hardwood flooring, quartz counter-tops throughout, soft-close kitchen drawers, custom Hunter Douglas blinds and tasteful recessed lighting! You'll be sure to enjoy the large covered balcony with incredible views, natural-gas fireplace, 5 pce ensuite bath with soaker tub and rain shower, custom closet organizers, separate office-den, open kitchen with large eat-in island, gas range, 2 built-in freezer drawers, brand new dishwasher and microwave, separate laundry room with storage, high-end stack washer/dryer and spacious entrance to greet your guests. Comes with 2 very convenient SXS parking stalls across from elevator doors and storage locker in secure storage room. **Vacant with a quick possession available!** The luxurious Waterfront towers provide first-class amenities with concierge service, impressive lobby with comfortable seating area, fully equipped fitness center, hot tub area, steam room, yoga studio, social lounge with billiard table, awesome Theater room, private inner courtyard and car wash facilities! The location is extraordinary along the south bank of the Bow River next to Prince's Island Park, world-class pathway system, near by shops and boutiques, great restaurants and cafes, Chinese Cultural Center and quick access to transportation and the LRT. Time to enjoy the

ultimate in downtown urban living!