



GRASSROOTS
REALTY GROUP

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209, 333 Riverfront Avenue SE
Calgary, Alberta

MLS # A2300557



\$197,000

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	487 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Wake up to the Bow River. Walk to the library, the music hall, the train. This is the rare East Village one-bedroom that has been owned and lived in by the same person since the day the building opened in 2000 — never rented, never neglected, never gut-renovated to cover wear. What you see is what 25 years of careful ownership looks like. Priced \$10,500 below the City's 2025 tax-assessed value, and every major 2023 building envelope and balcony upgrade is already paid in full. There is no special assessment hanging over this purchase. The home itself: 487 square feet, second floor, west-facing balcony framing the river and the downtown skyline at golden hour. Nine-foot ceilings. In-floor radiant heat — no forced-air noise, no ductwork, no dust. An electric fireplace in the open living area. Full kitchen, in-suite laundry, four-piece bath, elevator. Move in now. The monthly condo contribution covers heat, water, sewer, building insurance, snow removal, professional management, reserve fund contributions, and your heated underground parking stall — one payment, no winter utility surprises. At this price, your total monthly cost lands at East Village rental rates. You stop paying someone else's mortgage and start building your own equity. Step out the front door onto the Jack and Jean Leslie RiverWalk. Six minutes to the C-Train Free Fare Zone. Walk Score 97. Real Canadian Superstore, Studio Bell, the Central Library, Simmons Building, Stephen Avenue, Eau Claire, and Chinatown all on foot. Five new residential projects break ground in East Village in 2026 — you are buying in before the next wave arrives, not after.