



**1013, 222 Riverfront Avenue SW  
Calgary, Alberta**

**MLS # A2301781**



**\$599,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Chinatown  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                       |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit  |               |                   |
| <b>Size:</b>     | 1,109 sq.ft.   | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Assigned, Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt/Gravel                 | <b>Condo Fee:</b> | \$ 1,057        |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, Open Floorplan |                   |                 |

**Inclusions:** Outdoor Furniture and wood tile balcony flooring; Office furniture(shelves, desk & chair); kitchen island chairs(4)

From the moment you arrive, it's clear this isn't just a home—it's a full-service living experience in one of Calgary's most amenity-rich buildings. This nearly 1,100 sq ft corner unit stands out as an incredible opportunity, offering the space, layout, and features rarely found at this price point in such a sought-after development. Step straight out onto your expansive 150 sq ft patio and take in the captivating river views—an ideal setting for morning coffee or evening unwinding. Inside, the thoughtfully designed layout delivers both function and style with 2 bedrooms, 2 bathrooms, and a versatile den perfect for a home office. The gourmet kitchen is built for entertaining, complete with a gas range, stainless steel and integrated appliances, a pantry, rich espresso cabinetry, and a large island that anchors the space beautifully. The primary suite is a true retreat, featuring continued river views, a walk-through closet, and a luxurious 5-piece ensuite. A well-separated second bedroom ensures comfort and privacy for guests. And yes—two underground side-by-side parking stalls add even more everyday convenience and long-term value. What truly elevates this home is the building itself. Waterfront is renowned for its exceptional, full-service amenities: a professional concierge, an expansive fitness centre, yoga studio, owner's lounge, indoor jacuzzi, steam rooms, private movie theatre, guest suite, visitor parking, and even a car wash bay. It's a lifestyle designed for comfort, wellness, and ease—all under one roof. Located just steps from Prince's Island Park, the Bow River pathways, the +15 network, downtown core, and C-Train access, you're perfectly positioned to enjoy both nature and city life. This is more than a home—it's a standout value in a premier building, offering

space, views, and amenities that are hard to match.