



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2323, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2308219

\$750,000



Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,388 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,280
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting

Inclusions: Furniture is negotiable (excluding art in living room & dining room)

Experience elevated inner-city living in this stunning sub-penthouse on the 23rd floor of Waterfront Two. Perfectly positioned as a southeast corner unit, this rare offering showcases breathtaking panoramic views of the Bow River and Calgary's skyline, with natural light pouring in through expansive windows. Thoughtfully designed for both comfort and privacy, this 2-bedroom + den layout features separated bedrooms, each complemented by its own full bathroom—ideal for professionals, couples, or guests. The versatile den offers the perfect work-from-home space or reading retreat. Inside, refined finishes create a sophisticated atmosphere, including espresso-toned engineered hardwood floors, a cozy gas fireplace, and a sleek kitchen outfitted with premium appliances. Every detail has been carefully curated to deliver both style and function. This home is further elevated by the convenience of two side-by-side parking stalls and a secure storage locker in the heated underground parkade—an exceptional find in this location. Residents of Waterfront Two enjoy a truly upscale lifestyle with access to premium amenities including concierge service, a fully equipped fitness centre, private theatre room, hot tub, and an elegant owner's lounge. Professionally designed and impeccably maintained, with the option to include furnishings, this turnkey residence offers a seamless transition into luxury living in one of Calgary's most desirable riverfront communities.