



GRASSROOTS
REALTY GROUP

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606, 205 Riverfront Avenue SW
Calgary, Alberta

MLS # A2314827



\$325,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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Wake up to breathtaking Bow River views in this updated 6th-floor condo located in a prime downtown riverfront location, directly across from the Bow River pathway system and just steps from Eau Claire. With river views from both the bedroom and main living area, this spacious 1 bedroom plus den/office offers nearly 800 sq ft of interior living space, an open and functional layout, 9' ceilings, and large east-facing windows that fill the home with natural morning light. Recent updates include new flooring, a new washer and dryer, and scraped/repainted ceilings, all completed in 2024. The bright living room features a cozy gas fireplace and access to the private balcony, where you can enjoy views of the Bow River, Centre Street Bridge, and surrounding downtown skyline. The wrap-around kitchen offers stainless steel appliances, an eat-up breakfast bar, and excellent counter space, flowing comfortably into the dining and living areas. The generous primary bedroom includes a walk-in closet and direct access to the 4-piece bathroom, while the separate den provides an ideal space for a home office, reading area, or additional flexibility. Additional features include in-suite laundry, air conditioning, and secure titled underground parking. Enjoy a highly walkable inner-city lifestyle with easy access to the Bow River pathways, Eau Claire, Prince's Island Park, East Village, restaurants, cafés, shopping, transit, and the downtown core, with Inglewood and Kensington also accessible by foot or bike. A fantastic opportunity for professionals, downsizers, or investors looking for an updated riverfront condo with views, parking, an unbeatable location, and immediate possession available.