



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

319, 333 Riverfront Avenue SE
Calgary, Alberta

MLS # A2315170



\$200,000

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	482 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: None

Bright and modern 1-bedroom condo in the heart of Calgary's vibrant East Village! This well-designed unit features an open-concept layout with 9-ft ceilings, large windows, and beautiful city views. flowing seamlessly into the spacious living area complete with a cozy fireplace. Step outside to your sunny south-facing balcony—perfect for relaxing or entertaining. The unit also includes in-suite laundry, a full appliance package, and 1 underground parking stall. Enjoy unbeatable downtown living just steps from the Bow River pathways, Eau Claire, YMCA, restaurants, shopping, transit, and all core amenities. The well-managed building offers secure underground parking, visitor parking, two elevators, garbage chute access on every floor, and a resident gathering area. Ideal for first-time buyers, professionals, or investors seeking a highly walkable and rentable location. Exceptional value in one of Calgary's most connected communities!