



GRASSROOTS
REALTY GROUP

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902, 205 Riverfront Avenue SW
Calgary, Alberta

MLS # A2318766



\$239,800

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Oversized, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 451
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

OPENHOUSE OCT 3, 2026 1:00-2:00 PM This contemporary suite with its central location is a perfect opportunity for investors or those wanting to enjoy a downtown lifestyle. Only steps away from pathways along the Bow River, Prince's Island Park, an assortment of Restaurants, Bars and Coffee Houses, this condo is a short walk to any downtown destination. It is situated on the 9th floor and features floor to ceiling windows with a stunning view of the Bow River, Sien Lok Park and the Lions Gate Bridge. Located in a concrete building, this dwelling has 9 ft ceilings, gas fireplace (open to the living/dining rooms), built in shelving, sliding patio door to a Juliet balcony, air conditioning, in suite laundry, den and titled parking(oversized and conveniently located on the main floor of the building). The Kitchen has maple cabinets with a functional breakfast bar, granite countertops and stainless-steel appliances. Investors should note this unit spent many successful years as an executive furnished suite. Directions: