



GRASSROOTS
REALTY GROUP

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1712, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2319901



\$475,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 765
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: See Remarks

Experience elevated urban living in this prestigious Waterfront Tower A executive , 2 bedroom & 2-bathroom condo offering 810 sq. ft. of thoughtfully designed living space on the 17th floor. Enjoy breathtaking, unobstructed views and the Bow River through expansive floor-to-ceiling windows that fill the home with natural light. The open-concept layout showcases upscale finishes throughout, including quartz counter tops, a breakfast bar, a built-in workstation, and premium appliances, including a Sub-Zero refrigerator, Electrolux stove and dishwasher, and Panasonic microwave. Stylish frosted glass barn doors add character and privacy to both the spacious primary bedroom. The luxurious primary suite features a spa-inspired 5-piece ensuite and dual closets, while a second 3-piece bathroom and convenient in-suite laundry provide added comfort and functionality. Relax in the inviting living room with a cozy gas fireplace, or step onto the private balcony with a gas line for your BBQ while taking in the spectacular city and river views. Residents enjoy an exceptional selection of amenities, including 24-hour concierge service, an underground parking stall with storage, a fully equipped fitness centre, yoga studio, steam room, whirlpool, theatre room, resident lounge, and beautifully landscaped outdoor garden patio, visitors parking plus carwash. Perfectly situated along the Bow River pathway, this premier location is just steps from downtown, Chinatown, Prince's Island Park, Eau Claire, the YMCA, shopping, dining, and countless recreational opportunities. This is a rare opportunity to own a luxurious riverfront residence offering the perfect blend of comfort, convenience, and sophisticated city living. ** NEWER FLOORING AND PAINT UPGRADED IN 2023.

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