



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

121, 333 Riverfront Avenue SE
Calgary, Alberta

MLS # A2325467



\$259,900

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 815
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

If you're looking for a move-in ready condo, this is one you'll want to see. Extensively updated throughout, this bright 2-bedroom, 2-bathroom home features new luxury vinyl plank flooring, fresh paint, new LED lighting, new blinds, an updated backsplash and 9-foot ceilings that make the space feel even larger. The functional layout includes a spacious primary bedroom with a 4-piece ensuite, a well-sized second bedroom and another full bathroom, a gas fireplace, in-suite laundry and a large covered patio. You'll also appreciate the heated underground parking, complete with an oversized stall that can accommodate larger vehicles. Located just steps from the Bow River pathway system, East Village, Chinatown, Superstore, restaurants, coffee shops, Studio Bell, the Central Library and City Hall C-Train Station, you'll enjoy one of Calgary's most walkable downtown locations. Whether you're buying your first home, downsizing or looking for an investment property, this is a move-in ready opportunity that's easy to appreciate.