



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

343, 333 Riverfront Avenue SE
Calgary, Alberta

MLS # A2329698



\$249,900

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 774
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to this riverfront condo in Calgary's Downtown East Village — a home that puts the Bow River, pathways, and downtown convenience right at your doorstep. This third-floor, 2-bedroom, 2-bathroom layout is designed for everyday comfort, with the bedrooms set on opposite sides of the main living area for a natural sense of privacy. The primary bedroom includes a full ensuite, and both the ensuite and main bath include newer toilets (2023) along with bidet fixtures. The kitchen features maple cabinetry, granite countertops, and a complete set of updated appliances, including the stove, refrigerator, dishwasher, and range hood fan (all replaced in 2023). The living room offers a warm central space with a fireplace and crown moulding — an easy place to unwind at the end of the day. Step out onto your own private balcony, with the Bow River pathways just across the street. You're also minutes from LRT stations, City Hall, shopping, entertainment, and many of Calgary's top dining destinations, making daily life both convenient and connected. Additional features include in-suite laundry and heated underground parking for year-round comfort.