



GRASSROOTS
REALTY GROUP

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458, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2330584



\$239,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	495 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central
Floors:	Ceramic Tile, Vinyl
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 475
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: n/a

LOWEST-PRICED UNIT IN THE HIGHLY SOUGHT-AFTER WATERFRONT COMPLEX! This is your opportunity to own in one of Calgary's premier downtown communities for just \$239,900. Perfect for first-time buyers, young professionals, or investors, this 1-bedroom studio, 1-bathroom condo offers outstanding value, exceptional amenities, and an unbeatable location. Inside, you'll find a bright, open-concept layout featuring 9-foot ceilings, air conditioning, quartz countertops, stainless steel appliances, in-suite laundry, and contemporary finishes throughout. Step onto your private balcony overlooking the beautifully landscaped courtyard—the perfect place to enjoy your morning coffee or unwind after a busy day. This home also includes an assigned underground parking stall and private storage locker, adding everyday convenience and exceptional value. Residents of Waterfront enjoy an impressive selection of resort-style amenities, including a fully equipped fitness centre, yoga studio, hot tub, owners' lounge with a full kitchen and pool table, and a car wash bay. The location truly speaks for itself. Situated beside the Bow River and Sien Lok Park, you're just steps from Calgary's extensive river pathway system, Prince's Island Park, Chinatown, Eau Claire, downtown offices, fantastic restaurants, cafés, shopping, and convenient C-Train access. Whether you're commuting to work, enjoying the outdoors, or experiencing downtown's vibrant lifestyle, everything is right outside your door. Whether you're searching for an affordable downtown home or a turnkey investment with strong rental appeal, this property checks all the boxes. Modern finishes, premium amenities, underground parking, storage, and one of the best values in the building—this is downtown living without the downtown price tag. Don't miss your chance to own the

lowest-priced unit in Waterfront—book your private showing today!