



GRASSROOTS
REALTY GROUP

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913, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2349735



\$649,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,100 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,058
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: N/A

From the moment you arrive to the Waterfront, life here feels effortless in Tower A. This nearly 1,100 sq ft corner home opens onto a 150 sq ft patio where the river sets the pace of your day, from quiet mornings with coffee to golden evenings unwinding outside. The kitchen is the heart of the home. A large island anchors the room, with rich espresso cabinetry, a gas range, stainless and integrated appliances and a pantry. It's made for long dinners and friends lingering at the counter. The primary suite is your retreat, with river views that follow you in, a walk-through closet and a spa-like 5-piece ensuite. A second bedroom sits privately on its own side of the home for guests, and the den is a quiet place to work, read or host as a second guest room. Another full bathroom for guests as well as in suite laundry finish off the space. Two side-by-side underground parking stalls take care of everyday convenience. The Waterfront makes everyday life easier. The 24 hour concierge, a fitness centre and yoga studio, the steam rooms and indoor jacuzzi are there on winter nights. You also get an owners' lounge, a private theatre, a guest suite for visiting family, visitor parking and even a car wash bay. Step outside and Prince's Island Park and the Bow River pathways are steps away, along with the +15 and the downtown core. Professionally designed and impeccably maintained, this turnkey residence offers a seamless transition into luxury living in one of Calgary's most desirable riverfront communities.