

246, 222 Riverfront Avenue SW Calgary, Alberta

MLS # A2246316



\$285,000

Division: Chinatown Type: Residential/High Rise (5+ stories) Style: Apartment-Single Level Unit Size: 482 sq.ft. Age: 2011 (14 yrs old) **Beds:** Baths: Garage: Parkade, Underground Lot Size: Lot Feat:

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows

Inclusions: NA

Welcome to this WEST FACING, 480 sq.ft, 1 Bedroom, 1 Bath condo situated in Luxurious Waterfront Tower 2. The size is misleading…very useful space w/ 9' Ceilings + floor to ceiling Low E windows makes it bigger than it is. NEW LVP FLOORS throughout! Functional Chef Inspired kitchen features undermount sinks, full height mosaic backsplash, under-cabinet lighting, stone countertops & top of the line S/S appliances (Panasonic under-counter microwave, wood paneled Sub-Zero fridge w/ lower freezer, new dishwasher, gas cooktop & electric wall oven). Double Closets for bedroom, luxurious bathroom with marble counter tops, under-mount sinks & large standup shower. Air conditioned for those hot sunny days! Balcony, 1 Assigned underground parking spot and storage unit on same floor as the Unit. Walking Distance to Eau Claire, walking paths, shops, restaurants. All Furniture & Furnishings included, just bring your suitcase. Amenities include: Full Size Gym with Yoga studio, Theatre Room, Jacuzzi Tub, Steam Room, Car Wash, Recreation Room with Fireplace and Washroom, Visitor Parking.