



# 222 Riverfront Avenue Calgary Alberta

\$395,000

Welcome to sophisticated urban living at the Waterfront Condos, ideally situated in prestigious Eau Claire neighbourhood offering captivating views of the Bow River and Calgary's iconic skyline. This luxurious 1-bedroom + den home offers not only a sophisticated downtown Calgary ambiance, but also a wealth of amenities and nearby attractions to enhance your lifestyle. Upon entry, you're greeted by a modern, open-concept layout complemented by chic and premium modern finishes. The kitchen boasts integrated appliances, sleek granite counters, and a chef's gas range - all inviting your culinary creativity. Adjacent, the expansive living area is bathed in sunlight streaming through floor-to-ceiling windows, leading seamlessly to a 140 sq ft balcony--an idyllic spot to unwind with a glass of wine and admire the sparkling downtown lights. For the discerning executive, this Air BnB-friendly property has a designated den which offers a quiet retreat for productive workdays, complete with a cozy gas fireplace for added ambiance. The tranquil bedroom sanctuary beckons with a walk-through closet and ensuite soaker bath, ensuring optimal relaxation and rejuvenation. The Waterfront Condos boast over 6,000 sq ft of amenity space, including a state-of-the-art fitness centre, private owners lounge, visitor parking, hot tub, sauna, a serene yoga room, and private cinema for entertainment. With concierge service and top-notch security, peace of mind is assured. Completing this unit, there is 1 underground parking stall ideal for the cold Calgary winters and a large storage locker (5x10). Step outside, and you'll find yourself immersed in a vibrant tapestry of urban delights. The Bow River's picturesque pathways allow for leisurely strolls or invigorating bike rides, while nearby Princess Island Park offers a tranquil oasis amidst the city bustle. Savour delectable dining experiences...

Living room 13.00 Ft x 20.92 Ft

Dining room 7.92 Ft x 11.50 Ft

Primary Bedroom 13.92 Ft x 8.92 Ft

4pc Bathroom 8.50 Ft x 7.42 Ft

Den 13.00 Ft x 20.92 Ft

Listing Presented By:



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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca