



## 205 Riverfront Avenue Calgary Alberta

\$495,000

Welcome to this corner two bedroom in Eau Claire, with one of the finest unobstructed views overlooking the Bow River and Centre street bridge. This 2 bed & 2 bath suite is ideal for those looking for the convenience of condo living, breathtaking views, and a pedestrian lifestyle. Located steps from the prestigious Eau Claire neighbourhood, this southeast corner suite showcases floor to ceiling windows, has unobstructed views to the Bow River, and is bathed in sunlight throughout the day. The functional floorplan allows for ease of flow from one space to another, while maintaining clear lines of sight. The built-in shelves above the fireplace make excellent use of the vertical space. The u-shaped kitchen includes an inviting breakfast bar, deep pantry, and spacious fridge. The covered, oversized East facing balcony is an extension of the living space, providing a myriad of options for usage. For added privacy, the bedrooms are located at opposite ends of the suite, both with wonderful views of the river and Chinese Cultural Centre. This property has recently undergone substantial renovations, including brand new flooring, fresh paint throughout, quartz countertops and new bathroom backsplash. The art and decor of the home is the natural backdrop of the views, with the windows acting as the ultimate picture frames. This home is a space to be at peace, full of inspiration and creativity. This building is six blocks from the c-train, is steps to China Town, Eau Claire, Prince's Island Park, the Riverwalk promenade, and Calgary's extensive bike path system. Culinary choices such as Joey Eau Claire, Local, and River Cafe are available outside your doorstep. With the future redevelopment of the area and construction of the Green Line station, Eau Claire is one of the BEST neighbourhoods to live and invest in today. The future Eau Claire Athletic Club will be one of the ...

Primary Bedroom 12.17 Ft x 10.08 Ft  
 Bedroom 11.75 Ft x 10.92 Ft  
 Kitchen 11.25 Ft x 8.92 Ft  
 Living room 17.00 Ft x 11.50 Ft  
 Dining room 11.00 Ft x 7.42 Ft

4pc Bathroom 7.58 Ft x 5.92 Ft  
 Other 7.92 Ft x 6.42 Ft  
 Laundry room 6.67 Ft x 4.83 Ft  
 3pc Bathroom 6.92 Ft x 5.50 Ft

Listing Presented By:



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