



## 222 Riverfront Avenue Calgary Alberta

\$349,900

Meticulous studio style unit on the top floor of "Flats Tower" in the immaculate "Waterfront" building! 9' ceilings and open concept throughout this unit. The bright living room has floor-to-ceiling windows with south exposure and a killer nighttime view of the city! An open kitchen offers european style cabinets that go full height to the ceiling, quartz countertops and a beautiful glass tile backsplash. It has a convenient office nook with built-in quartz desk w/ office drawers. There is a semi-open room as your bedroom, 3 pc bath and in-suite laundry. It comes with an assigned underground parking (heated) and a storage locker just down the hall. Enjoy living in a superior building with exceptional amenities: concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, 2 outdoor garden patios, visitor parking & car wash. Enjoy the lifestyle of a waterfront community along the Bow River & Princess Island Park. Walking distance to Downtown, Chinatown, East Village & Eau Claire Market, YMCA, shops & restaurants. Bike, run or walk the miles of pathways along the river just steps outside the door! Perfect for first-time buyers or as an investment property - low condo fees that include almost everything and a well managed building with every detail considered. (id:6769)

Bedroom 10.33 Ft x 10.83 Ft

Kitchen 12.67 Ft x 13.08 Ft

Living room 13.25 Ft x 13.33 Ft

3pc Bathroom 5.00 Ft x 7.58 Ft

Furnace 2.42 Ft x 2.08 Ft

Listing Presented By:



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