



## 222 Riverfront Avenue Calgary Alberta

\$458,000

2 UNDERGROUND PARKING STALLS - 2 BEDROOMS - 2 FULL BATHROOMS! Experience luxury DT core living in the heart of Eau Claire and Chinatown in the prestigious Waterfront building! Loaded with 5-star amenities for optimal convenience and comfort. Professional 24/7 concierge and security, gym and fitness room, swim spa, steam room, owners lounge with kitchen and pool tables, huge theatre room, lavish outdoor courtyard, underground car wash, and bike storage. As you enter the unit you are greeted by gleaming laminate flooring leading you through the open concept floorplan. Well appointed kitchen with high-end stainless-steel appliances with gas cooktop and built in oven, crisp quartz countertops, designer tile backsplash, full height cabinetry, and center island. Large master bedroom with huge walk-in closet and stunning ensuite bathroom with dual "his and her" vanities, 10mm glass shower, and separate soaker tub. Good sized 2nd bedroom/den with it's own adjoining 3-piece bathroom with double walk-in shower. Built-in desk in the main area and in suite laundry complete this spacious unit. Super convenient storage locker room on the same floor across the hallway and this unit has the largest corner locker (#13). Rare side by side double corner underground parking (#807+#808) with the car wash right across from your two stalls! All this located in the best area of the DT Core, in a tranquil corner surrounded by greenspace and across from the river and riverwalk trails. Steps to Eau Claire Market and Chinatown, Princes Island Park, C-Train station, and tons of trendy shops, top rated dining, cafes, culture, and art! This unit shows very well and is ready for it's new owner! (id:6769)

Living room 14.67 Ft x 12.92 Ft

Other 12.33 Ft x 10.58 Ft

Primary Bedroom 14.08 Ft x 9.42 Ft

Other 9.67 Ft x 4.75 Ft

5pc Bathroom 9.75 Ft x 7.58 Ft

Bedroom 10.33 Ft x 7.67 Ft

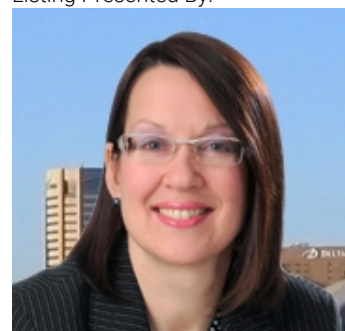
Foyer 5.33 Ft x 4.83 Ft

Other 3.92 Ft x 3.92 Ft

Laundry room 2.67 Ft x 2.25 Ft

3pc Bathroom 7.67 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
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(CENTRAL)**

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