



## 333 Riverfront Avenue Calgary Alberta

\$329,900

This 2-bedroom, 2-full-bath CORNER UNIT with 1 underground parking stall is located in the most picturesque area of downtown Calgary offers a perfect blend of modern living and urban convenience. Whether for personal use or as an investment property, this unit is a MUST SEE. Orientation - The East-South facing location allows sunlight to flood through the windows year-round, even during the cold winter months. Quiet Living - The unit is ideally positioned away from elevators, vents, and stairwells, ensuring maximum tranquility. Open Concept floor plan 9-foot ceilings and laminate flooring with in-floor heating. Granite Kitchen countertops, BRAND NEW STAINLESS STEEL APPLIANCES. Two good size bedrooms are located separately for privacy. The master bedroom features a walk-in closet with built-in full-wall organizers. Two full Bathrooms for added convenience. In-suite full-size, brand-new laundry center. Private Balcony Perfect for summer BBQs or a quiet morning coffee amidst peace and privacy. Prime Location: River Pathways just steps from your door, perfect for outdoor activities. Shopping: A mere 7-minute walk (400 meters) to the supermarket, with WINNERS conveniently located nearby. Parks: Within a 15-minute walk to Prince's Island Park and St. Patrick's Island Park has a good playground for kids, ideal for family outings and picnics. The west entrance of the Calgary Zoo is also nearby. Urban Convenience: +15 Skywalk Network: Direct access across the road, allowing indoor walking throughout Calgary's downtown commercial core, especially beneficial during harsh winters. Proximity to Offices: Within 8-15 minutes walking distance to major downtown office buildings (The Bow, Suncor, Fifth Avenue Place, Bow Valley Square, etc.), saving you from highway traffic. C-Train Free Fare Zone: Convenient access to public transportation. Amenities: Pet-friendly (with board ap...

4pc Bathroom 1.50 M x 2.39 M  
4pc Bathroom 2.39 M x 1.50 M  
Bedroom 3.96 M x 3.41 M  
Dining room 2.54 M x 2.77 M

Kitchen 2.69 M x 2.77 M  
Living room 6.65 M x 4.27 M  
Laundry room .91 M x .89 M  
Primary Bedroom 3.18 M x 3.05 M

Listing Presented By:



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