



## 205 Riverfront Avenue Calgary Alberta

\$425,000

This spacious corner unit features floor-to-ceiling windows that showcase breathtaking views of the Bow River and downtown skyline. The open-concept design boasts 9-foot ceilings and elegant hardwood floors, creating a bright and sophisticated living space. The central kitchen is equipped with a convenient eating bar, modern stainless steel appliances, and numerous recent upgrades, including quartz countertops, a new backsplash with built-in niches, and solar-powered smart blinds. The living room exudes warmth with a cozy gas fireplace, built-in shelving, and access to a large private balcony. The primary bedroom offers a walk-in closet and an ensuite bathroom, while the second generously sized bedroom is located on the opposite side of the unit for added privacy, with convenient access to the second bathroom. Additional features include knockdown ceilings, pot lights throughout, air conditioning, in-suite laundry with extra storage, and heated underground parking for one vehicle. Located in a prime area, this unit is just steps away from the Bow River, Eau Claire, and the city center. You'll enjoy easy access to restaurants, bars, entertainment venues, theatres, museums, Chinatown, East Village, transit/LRT, and more—all within walking distance. (id:6769)

Primary Bedroom 16.50 Ft x 12.67 Ft

Bedroom 11.33 Ft x 10.75 Ft

3pc Bathroom 5.58 Ft x 6.92 Ft

4pc Bathroom 7.50 Ft x 5.92 Ft

Dining room 13.75 Ft x 10.33 Ft

Foyer 10.17 Ft x 7.17 Ft

Kitchen 11.42 Ft x 7.83 Ft

Living room 12.42 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca