



## 222 Riverfront Avenue Calgary Alberta

\$383,000

DOWNTOWN LIVING AT ITS FINEST. Welcome to Waterfront, the epitome of urban living! Nestled between communities of Chinatown and Eau Claire. Steps away from Princess Island Park and the Bow River Pathway where you can take in dining, arts and entertainment while still having the convenience of a quick walk into downtown for work. This well appointed and recently renovated 1-bedroom + den condo offers over 622 SQFT of open living space complimented by an abundance of natural light and high ceilings. As you enter, you will be invited in with warm, neutral and natural architectural finishes including the new luxury vinyl plank flooring. Your galley style kitchen comes equipped with a gas stove top perfect for exploring your culinary interests while entertaining your guests at the eating bar. Adjacent, a dining area to enjoy those memorable meals and spacious living room to relax, unwind or even cozy up next to the fireplace. Next to the living room is your den where you can set up your office, a nice reading couch or even a murphy bed for guests. The living room, den and balcony all provide views of Calgary's beautiful downtown skyline and the balcony boasts over 140 SQFT, fit for curating your own outdoor oasis. As you wind down for the night, your primary bedroom is equipped a 4pc ensuite, laundry and closets all situated for ease of access. This unit also provides the added convenience of assigned storage (P4 Locker 90) and parking (P3 Stall 642), including ample visitor parking for your guests. That's not all, the Waterfront condominium complex offers over 6,000 sq ft of amenity space, including a fitness centre, private owners lounge, visitor parking, hot tub, sauna, yoga room, and theatre for entertainment. This complex has a concierge desk, is very secure and well situated. In fact, the building itself has retail tenants along the main floor and includes salons...

Living room 14.00 Ft x 11.42 Ft

Kitchen 8.58 Ft x 8.33 Ft

Dining room 11.42 Ft x 7.50 Ft

Primary Bedroom 9.50 Ft x 8.83 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Foyer 4.92 Ft x 4.25 Ft

Den 9.00 Ft x 6.42 Ft

Laundry room 3.08 Ft x 2.67 Ft

Listing Presented By:



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eXp Realty

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