



# 205 Riverfront Avenue Calgary Alberta

\$360,000

\*OPEN HOUSE SATURDAY JULY 27TH 1PM - 3PM\* Nestled amidst the vibrant heart of downtown Calgary, this refined one-bedroom plus den condo offers an unparalleled urban sanctuary with breathtaking eastward vistas of the majestic Bow River. Bathed in the soft morning light that spills through expansive floor to ceiling windows, this residence epitomizes modern elegance and urban convenience. Upon entering, one is immediately struck by the seamless integration of space, functionality, and airiness of 9' ceilings. The den, thoughtfully positioned without sacrificing openness, beckons as an ideal workspace or intimate reading nook. The kitchen invites culinary exploration, while the dining area offers an inviting space for intimate meals or entertaining guests. The living room is a comfortable space to relax, while the fireplace adds an element of warmth for cozy evenings at home. The bedroom, a serene retreat enveloped in tranquility, offers respite from the urban landscape outside and creates a haven of relaxation amidst the dynamic pulse of downtown living. In addition to its current allure, its location in the Eau Claire district presents a compelling investment opportunity poised to capitalize on future development. Known for its blend of riverside charm and urban sophistication, Eau Claire is slated for significant revitalization and expansion in the coming years. The planned developments include the Eau Claire Athletic Club, Eau Claire promenade, festival and events space, all aimed at enriching the community's appeal and accessibility. With ongoing infrastructure improvements and a focus on sustainable urban planning, Eau Claire is set to become even more coveted among residents and investors alike. Investing in this property today not only grants immediate access to the unobstructed views of the Bow River, but also positions savvy investors to benefit from the ant...

Kitchen 10.00 Ft x 9.75 Ft  
 Dining room 10.00 Ft x 7.58 Ft  
 Living room 12.50 Ft x 10.08 Ft  
 Primary Bedroom 11.92 Ft x 10.08 Ft  
 4pc Bathroom 9.92 Ft x 6.67 Ft

Laundry room 6.50 Ft x 6.17 Ft  
 Foyer 7.92 Ft x 5.25 Ft  
 Den 9.42 Ft x 6.83 Ft  
 Laundry room 6.25 Ft x 6.17 Ft  
 Other 9.33 Ft x 2.08 Ft

Listing Presented By:



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Charles

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**RE/MAX Realty Professionals**

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