



## 205 Riverfront Avenue Calgary Alberta

\$725,000

\*\*\*OPEN HOUSE - December 14, 2025 - 12:00-2:00\*\*\* - Welcome to your dream downtown retreat, just steps from the Bow River. This meticulously renovated sub-penthouse offers near 1,400 square feet of beautifully designed living space, featuring 2 bedrooms and 2 bathrooms, all tucked into one of Calgary's most vibrant and walkable communities. As you enter, you're welcomed by luxury hardwood flooring that flows throughout the home, creating a seamless and contemporary feel. The open concept layout is bright, thanks to the floor-to-ceiling windows that flood the space with south facing light and offer stunning panoramic city views. The chef-inspired kitchen has been completely reimagined with sleek cabinetry, quartz countertops, an induction cooktop, and a modern hood fan. It's perfect for everything from quick breakfasts to full dinner parties. The adjoining dining and living area is anchored by a beautiful fireplace, making it a cozy yet sophisticated space to entertain or relax. The first bedroom features floor-to-ceiling windows, a large walk-in closet, and a luxuriously renovated ensuite with dual vanities and a walk-in shower. A custom wall-mounted bed adds versatility, allowing the room to transform quickly. The second bedroom is equally flexible, offering floor-to-ceiling windows, a spacious walk-in closet, and easy access to the second fully renovated luxury bathroom, complete with high-end finishes and a stunning bathtub. You will also find a spacious laundry room with built-in, high-end cabinetry that provides extra storage and space. Step outside onto your expansive 300 square foot private terrace—whether you're sipping your morning coffee, hosting friends, this outdoor space is a true extension of your living area that comes with stunning downtown views. Additional features include in-suite laundry, central A/C, secure underground parking, remote controlled bl...

Kitchen 11.33 Ft x 8.00 Ft

Dining room 11.33 Ft x 10.92 Ft

Living room 18.17 Ft x 12.17 Ft

Den 10.92 Ft x 8.50 Ft

Laundry room 9.67 Ft x 7.00 Ft

Foyer 19.50 Ft x 5.50 Ft

Bedroom 13.25 Ft x 9.67 Ft

Other 6.92 Ft x 6.33 Ft

Other 8.17 Ft x 5.92 Ft

4pc Bathroom 10.67 Ft x 8.50 Ft

3pc Bathroom 9.67 Ft x 7.83 Ft

Other 46.42 Ft x 5.00 Ft

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Listing Presented By:



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