



205 Riverfront Avenue Calgary Alberta

\$695,000

With approximately \$200,000 invested in renovations since purchased, this extensively updated SUB-PENTHOUSE offers nearly 1,400 square feet of living space, a size increasingly difficult to find in Calgary's inner-city condominium market. Constructed of red brick + concrete, the building is solid and creates a quiet residential environment. The thoughtfully renovated interior features two bedrooms, two full bathrooms, engineered red oak hardwood flooring, and expansive floor-to-ceiling windows offering abundant natural light alongside panoramic downtown views. The open-concept floor plan includes a completely redesigned kitchen with custom cabinetry, quartz countertops, an induction cooktop, and contemporary hood fan. Adjoining living and dining areas provide generous space for everyday use or entertaining, complemented by a fireplace overlooking the city skyline. The primary suite features a large walk-in closet and renovated ensuite with dual vanities and a spacious shower. A second bedroom offers excellent flexibility with a custom \$25,000 Italian wall bed by Ciel, allowing the room to function as guest accommodation, a home office, or additional lounge area. This versatile space also includes floor-to-ceiling windows, ample closet storage, and convenient access to another beautifully renovated bathroom featuring a bathtub and upgraded finishes. A separate laundry room provides extensive built-in cabinetry and additional storage. One of the property's most notable features is its 300-square-foot private terrace, providing substantial outdoor living space with sweeping downtown views. Additional amenities include central air conditioning, remote-controlled window blinds, a titled parking stall in a premium location within the heated parkade, and full-time concierge service. Combining generous interior proportions, extensive improvements, and exceptional outdoor s...

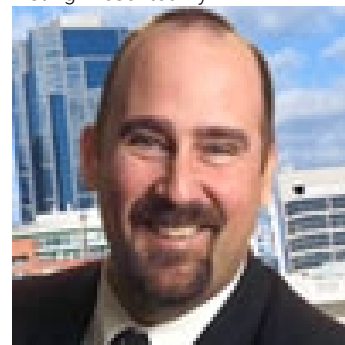
Primary Bedroom 10.92 Ft x 112.92 Ft

Bedroom 9.67 Ft x 13.17 Ft

3pc Bathroom 9.67 Ft x 7.83 Ft

4pc Bathroom 10.75 Ft x 8.50 Ft

Listing Presented By:



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