

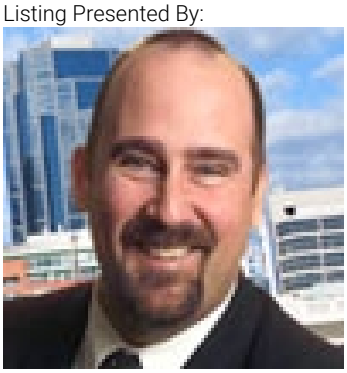
205 Riverfront Avenue Calgary Alberta

$329,000

Looking for the perfect urban condo or pied-a-terre? Indulge in a rare opportunity to own a beautifully appointed 9th floor suite with captivating views an at an attractive price point. This spacious and light-filled 1 bedroom + den / 1 bath unit offers nearly 800 square feet of stylish urban living, highlighted by floor-to-ceiling windows that frame unobstructed views of the Bow River, Centre Street Bridge and the vibrant city skyline. The thoughtfully designed open concept layout features a modern kitchen with newer stainless-steel appliances, seamlessly flowing into the living and dining areas--perfect for both entertaining and everyday living. A cozy gas fireplace and custom built-ins add warmth and character, while the expansive private balcony invites you to relax and take in sweeping views of your surroundings. The serene bedroom retreat includes a walk-through closet and 4-piece ensuite. A versatile den, with custom built-in Murphy bed / desk offers the ultimate flexibility for whatever your lifestyle requires. The neutral "Parchment" paint and gorgeous wide plank engineered hardwood flooring throughout create the perfect backdrop for your personal furnishings. In-suite storage with a stackable washer & dryer, central A/C and heat and an underground parking stall in the heated parkade bring year-round comfort. Positioned directly across from the Bow River pathway system and Sien Lok Park, and mere steps to Chinatown, East Village and the downtown core, this location offers unmatched convenience, including a concierge desk staffed Monday - Friday (9 - 5). Enjoy easy access to the LRT, bountiful restaurants, cafes and lounges, entertainment venues and Calgary's +15 network. Whether you're a professional, an investor, or downsizer looking to integrate into the heart of the city, this is your chance to live in a truly iconic location where comfort, style a...

Living room 12.67 Ft x 12.42 Ft
Kitchen 14.42 Ft x 10.08 Ft
Dining room 14.58 Ft x 7.58 Ft
Primary Bedroom 10.17 Ft x 11.92 Ft
Den 7.17 Ft x 9.42 Ft
4pc Bathroom 7.00 Ft x 10.08 Ft

Listing Presented By:



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Coldwell Banker Mountain Central

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