



## 222 Riverfront Avenue Calgary Alberta

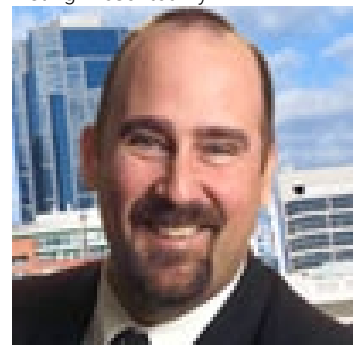
\$349,900

Welcome to 1826 at the Waterfront Condos—Calgary's premier luxury address where riverfront serenity meets urban sophistication, just steps from Prince's Island Park. This 1-bedroom + den home pairs upscale finishes with everyday convenience, making it an exceptional downtown home or a perfect executive rental investment. Enjoy captivating VIEWS of the Bow River and Calgary's skyline, plus unbeatable walkability to top restaurants, cafes, entertainment, office towers, and cultural destinations. Inside, the open-concept layout is enhanced by quiet concrete construction and contemporary design, plus central air conditioning for year-round comfort. The gourmet kitchen features a Sub-Zero refrigerator with dual freezers, an Electrolux gas cooktop, dishwasher, built-in microwave, and sleek quartz countertops—ideal for cooking and entertaining. Floor-to-ceiling south facing windows flood the living space in natural light and open onto a spacious balcony that overlooks the city & river from the 18th floor, creating a private outdoor retreat for morning coffee or evening drinks. The versatile office/flex space is perfect for working from home, workout studio, or extra storage, and is complemented by the warmth and ambience of a gas fireplace. The generous primary bedroom includes a walk-through closet and a spa-inspired ensuite with a deep soaker tub—your own calming escape at the end of the day. Residents enjoy over 6,000 sq. ft. of PREMIUM AMENITIES, including a fully equipped fitness centre, yoga studio, hot tub, sauna, private cinema, and owner's lounge—all supported by the prestige and peace of mind of full-service CONCIERGE. Secure heated underground parking is complemented by visitor parking and an on-site car wash, while a dedicated parking stall and large storage locker add exceptional convenience. Perfectly positioned along the river pathways and moments from Pr...

Bedroom 8.75 Ft x 14.00 Ft  
 Dining room 11.50 Ft x 9.25 Ft  
 Kitchen 12.92 Ft x 8.50 Ft

Living room 11.50 Ft x 12.00 Ft  
 Other 9.25 Ft x 6.17 Ft  
 4pc Bathroom 7.42 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
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<http://homesbyjem.com/>

**RE/MAX Realty Professionals**

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