



333 Riverfront Avenue Calgary Alberta

\$325,000

Welcome to your new home in the heart of downtown. This exceptional two-bedroom apartment condominium is located in one of the city's most sought-after and picturesque neighborhoods. It offers an unparalleled opportunity to enjoy an elevated lifestyle and make a sound investment. This stunning property boasts a newer kitchen with granite countertops throughout, fresh paint, updated plumbing fixtures, modern lighting, and a cozy fireplace. Perfectly suited for personal enjoyment or as a solid investment, properties in this prime area consistently show upward trends in capital appreciation. Nestled on Riverfront Avenue, this well-maintained building has seen extensive updates. The 2nd-floor unit features beautiful luxury vinyl plank flooring and feels airy and bright with its 9ft ceilings. The primary bedroom is a serene retreat, complete with a renovated ensuite bathroom featuring granite counters and timeless tile flooring, providing a perfect space for privacy and relaxation. The open-concept living and dining rooms are perfect for entertaining, with sliding doors leading to a south-facing private balcony that wraps around the side of the home. The building's exterior, including all balconies, is nearly fully updated, ensuring a modern and refreshed look. This condo is anything but typical, with unique touches like a beautifully painted giant Pacific octopus on an interior wall, adding personality and charm. The large second bedroom is ideal for family members, roommates, or guests. The laundry closet conveniently holds a newer stacked washer/dryer, and the second bathroom features a large vanity with granite counter tops, and a deep soaker tub. Located within walking distance to the River Pathways, this pet-friendly building is perfect for runners, outdoor enthusiasts, or those who enjoy leisurely walks with their pets. Condo fees cover all utilities except for e...

- Kitchen 8.42 Ft x 8.25 Ft
- Living room 12.08 Ft x 8.83 Ft
- Dining room 11.92 Ft x 11.25 Ft
- Primary Bedroom 15.83 Ft x 10.00 Ft

- 4pc Bathroom 8.17 Ft x 5.00 Ft
- Bedroom 12.50 Ft x 10.33 Ft
- 4pc Bathroom 8.58 Ft x 5.00 Ft

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