



333 Riverfront Avenue Calgary Alberta

\$224,000

Downtown sanctuary. Rarely available. Original owner since 2001—pride of ownership radiates from every corner of this bright, cozy 1-bed, 1-bath condo in The Riverfront, East Village's best-kept secret. Inside: fireplace, laminate floors, natural light, and a layout that lives larger than you'd expect. Heated underground parking stall #156 is INCLUDED. The \$502/mo condo fee? Let's deconstruct it. Comparable East Village parkades charge \$283-\$378/mo for a surface stall—yours is heated underground. Subtract ~\$250/mo for your stall and the remaining ~\$252 covers HEAT, WATER, insurance, and professional management. That's not a fee. That's a bundle. Walk Score: 97. C-Train Free Fare Zone: 6-min walk—save ~\$1,300/year. Real Canadian Superstore: 8-min. Harry Hays Federal Building: 2-min. Bow River Pathways: steps away. This is the urban walkability lifestyle, locked in at \$224,000. Optional bike locker and storage locker may be available subject to condo board approval, waitlists, and additional fees. At \$224,000, this is the most compelling value opportunity in East Village today. (id:6769)

Primary Bedroom 9.83 Ft x 10.00 Ft

Other 4.50 Ft x 4.00 Ft

Other 7.33 Ft x 9.08 Ft

Living room 13.00 Ft x 12.17 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Kitchen 9.42 Ft x 8.08 Ft

Laundry room 3.00 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca