

# \$449,000 - 319, 222 Riverfront Avenue Sw, Calgary

MLS® #A2218676

**\$449,000**

2 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

\*\*\*Freshly Painted\*\*\* Are you an urban professional who walks to work? With a Walk Score of 96, the condos at WATERFRONT are tailored for your lifestyle. This bright, south-west facing corner unit in the sought-after 'A' Tower (East) features 2 bedrooms and 2 bathrooms, and is in move-in-ready condition. Modern, upscale finishes include stainless steel appliances with a gas cooktop, integrated fridge, New dishwasher, quartz countertops, a pantry, wide-plank hardwood flooring, soft-close custom cabinetry, a gas fireplace, Grohe plumbing fixtures, and 9-foot ceilings. Enjoy outdoor living on the large, covered balcony equipped with a gas BBQ hookup. Also included are an oversized underground parking stall (P3) and a storage locker on the 3rd floor. WATERFRONT offers exceptional amenities: 24/7 concierge and security, guest suite, owners' lounge with kitchen and pool table, screening room, fully equipped fitness and yoga studio, hot tub, car wash bay (P4), and secure bike storage. Convenient retail services including a coffee shop, wine store, and hair salon are located right on the main level. Plus, you're just minutes from Bow River Pathways and Prince's Island Park. Explore the Video Virtual Tour on YouTube by searching MLS® #A2218676. Call your favourite Real Estate Agent to book a private viewing.

Built in 2010



## Essential Information

MLS® #	A2218676
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	319, 222 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0W3

## Amenities

Amenities	Elevator(s), Party Room, Visitor Parking, Bicycle Storage, Fitness Center, Guest Suite, Parking, Recreation Facilities, Secured Parking, Spa/Hot Tub, Snow Removal, Storage, Trash
Parking Spaces	2
Parking	Heated Garage, Stall, Underground, Leased, Parkade

## Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Recreation Facilities, Sauna, Steam Room
Appliances	Gas Stove, Range Hood, Washer, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator
Heating	Natural Gas, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
# of Stories	26

## Exterior

Exterior Features	BBQ gas line, Balcony
Roof	Tar/Gravel
Construction	Concrete, Stone

## Additional Information

Date Listed	May 9th, 2025
Days on Market	57
Zoning	DC

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.