# \$394,900 - 701, 205 Riverfront Avenue Sw, Calgary

MLS® #A2236328

## \$394,900

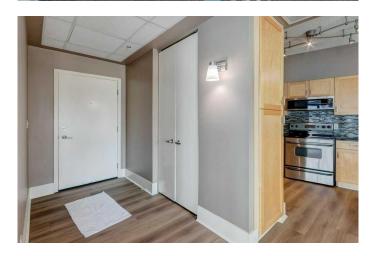
2 Bedroom, 2.00 Bathroom, 1,022 sqft Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Updated 2 bedroom, 2 bathroom condo with over 1000 square feet of modern and functional living space in Calgary's Chinatown. This unit features a large west-facing balcony, overlooking the new Eau Claire Park, perfect for enjoying afternoon sun and evening sunsets. Recently updated with brand new luxury vinyl plank flooring, new carpet, and fresh paint throughout, the open-concept layout includes a spacious living and dining area with a gas fireplace and large windows that bring in natural light, plus direct views of the Bow River to the North. The kitchen is open to the living space, and both bedrooms are generously sized. The primary bedroom has a 4pc en-suite bathroom and ample closet space. The 3pc main bathroom is full-sized, and in-suite laundry adds even more convenience, along with ample storage. And, don't forget, this unit comes with titled underground parking. The building offers 24-hour lobby concierge service, secure concrete construction, and is ideally located with direct access to the Bow River Pathway system, Sien Lok Park, and within walking distance to Eau Claire, East Village, and the Downtown Core. The perfect downtown property for young professionals, or knowledgeable investors.







Built in 2001

#### **Essential Information**

MLS® # A2236328 Price \$394,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,022
Acres 0.00
Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 701, 205 Riverfront Avenue Sw

Subdivision Chinatown
City Calgary
County Calgary
Province Alberta
Postal Code T2P 0A9

### **Amenities**

Amenities Elevator(s), Parking, Secured Parking, Trash

Parking Spaces 1

Parking Garage Door Opener, Heated Garage, See Remarks, Stall, Titled,

Underground

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters,

High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Recessed Lighting, Track Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Boiler, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 10

### **Exterior**

Exterior Features None

Construction Brick, Concrete
Foundation Poured Concrete

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 27

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Greater Property Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.