

# \$579,000 - 821, 222 Riverfront Avenue Sw, Calgary

MLS® #A2240614

**\$579,000**

2 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.00 Acres

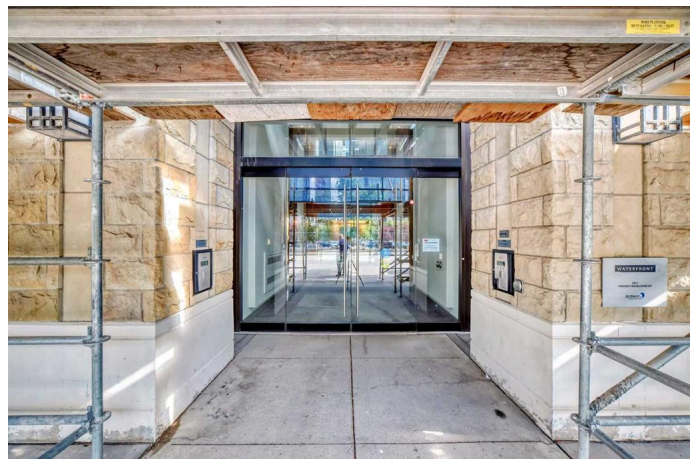
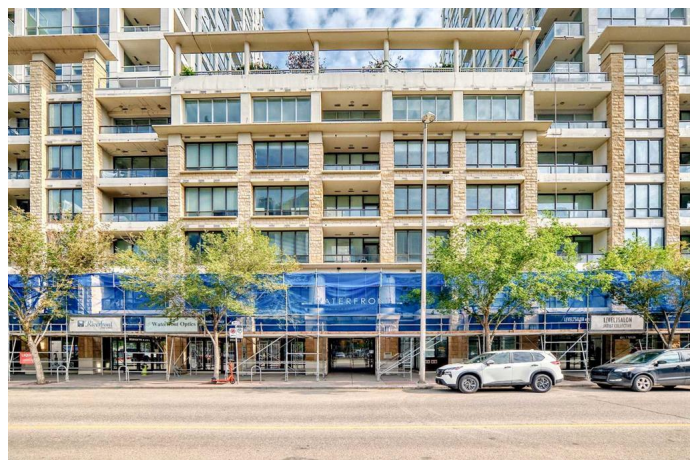
Chinatown, Calgary, Alberta

Welcome to a rare opportunity on the 8th floor of a sought-after high-rise, where style, comfort, and sweeping skyline views come together in perfect harmony. This beautifully appointed 2-bedroom + office, 2-bathroom condo of thoughtfully designed living space—ideal for professionals, downsizers, or anyone craving modern city living with a touch of luxury.

Step inside to an airy open-concept layout, anchored by a designer kitchen featuring a gas cooktop, built-in appliances, and a sleek central island—perfect for cooking, gathering, or casual mornings. The living room, warmed by a modern gas fireplace, invites relaxation with natural light pouring in through floor-to-ceiling windows and unobstructed city views.

Need to work from home? The dedicated office/den provides a quiet, stylish space for focus and productivity. Step outside to the oversized covered balcony—your personal oasis in the sky, ideal for unwinding or entertaining.

The primary suite is a true retreat, complete with breathtaking views, a spa-inspired ensuite featuring a deep soaker tub, glass shower, dual vanities, and premium finishes. A spacious second bedroom and well-appointed full bath offer flexibility for guests or family.



Residents enjoy exclusive access to high-end amenities including a fully equipped fitness centre, spa room, private movie theatre, and business lounge—bringing resort-style convenience right to your doorstep.

Don't miss your chance to live above it all—this is refined urban living in one of the city's most coveted towers.

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240614          |
| Price          | \$579,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,105             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 821, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P 0W3                       |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking, Car Wash, Sauna |
| Utilities      | Cable Connected, Cable Internet Access                                             |
| Parking Spaces | 2                                                                                  |

|              |                                                         |
|--------------|---------------------------------------------------------|
| Parking      | Stall, Underground, Assigned, Parking Lot, Side By Side |
| # of Garages | 2                                                       |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Elevator                                                         |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Central, Natural Gas                                                                                   |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas, Living Room, Mantle                                                                                          |
| # of Stories      | 22                                                                                                                |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Courtyard, Storage |
| Roof              | Tar/Gravel                  |
| Construction      | Concrete, Stone             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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