

# \$365,000 - 1526, 222 Riverfront Avenue Sw, Calgary

MLS® #A2253505

**\$365,000**

1 Bedroom, 1.00 Bathroom, 621 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to the Waterfront Condos in Eau Claire, Calgary's premier address where riverfront living meets downtown sophistication. This 1-bedroom + den home combines modern design, executive comfort, and city convenience with captivating views of the Bow River and skyline. Step inside to an open-concept layout with quiet concrete construction and premium finishes throughout. The chef's kitchen features integrated appliances - Sub-Zero fridge with dual freezer, Electrolux gas cooktop and dishwasher, built-in Panasonic microwave - framed by sleek granite counters. Floor-to-ceiling windows flood the living space with natural light, opening to a generous 140 sq ft balcony - perfect for morning coffee or evening wine with city lights as your backdrop. The den provides an ideal work-from-home retreat, complete with a cozy gas fireplace for added ambiance. The primary bedroom offers a walk-through closet and spa-style ensuite with soaker tub for end-of-day relaxation. At Waterfront, you'll enjoy over 6,000 sq ft of amenities: a state-of-the-art fitness centre, yoga studio, hot tub and sauna, private cinema, owner's lounge, concierge, and secure underground parking. A large 5x10 storage locker is also included. Step outside and you're minutes from river pathways, Princess Island Park, boutique dining on Stephen Ave, grocery stores, and the C-Train for an easy commute. Schedule your private viewing today - and experience the best of



downtown Calgary living at the Waterfront.

Built in 2011

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253505          |
| Price          | \$365,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 621               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1526, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 0W3                        |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Party Room, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1                                                                               |
| Parking        | Underground                                                                     |
| # of Garages   | 1                                                                               |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows, Walk-In Closet(s), Recreation Facilities |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Gas Oven                                                             |
| Heating           | Central                                                                                                                  |
| Cooling           | Central Air                                                                                                              |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 24  |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 52                  |
| Zoning         | DC (pre 1P2007)     |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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