

# \$259,900 - 712, 205 Riverfront Avenue Sw, Calgary

MLS® #A2258212

## \$259,900

1 Bedroom, 1.00 Bathroom, 655 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

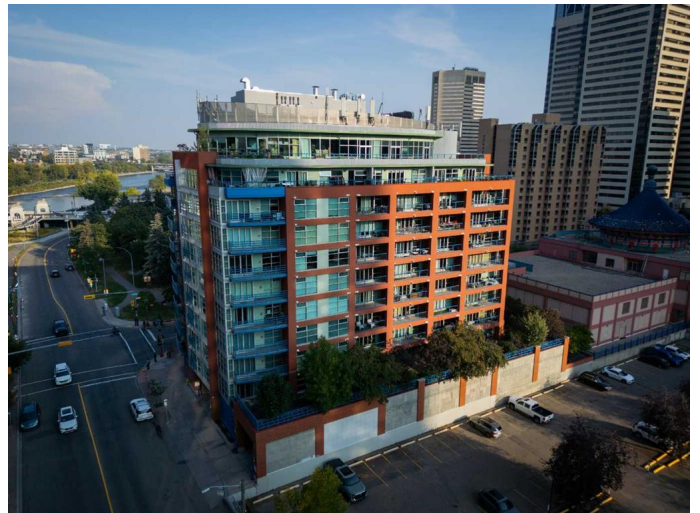
Turn-Key Downtown Living for \$259,900. Looking for a bright, welcoming place right in the middle of it all? This sunny, west-facing one-bedroom condo in Eau Claire checks every box. With over 600 square feet of open-concept living, it feels larger than it is thanks to an abundance of natural light and a smart, functional layout. Enjoy a large west-facing balcony perfect for soaking up the evening sun, a versatile eating nook/den that can double as an office or reading space, and a kitchen with an eat-up bar that makes entertaining easy. You™ll also appreciate in-suite laundry, 9' ceilings, air conditioning, titled underground parking, and unique architectural touches that give the home extra character. Step outside and you™re on the Bow River pathway system, steps from Prince™s Island Park and surrounded by downtown Calgary™s restaurants, shops, and amenities. All of this for \$259,900™and if you™re thinking investment, this is perfect for executive rentals. Close to the larger companies downtown, plus furniture and household items are negotiable, making it a true walk-in, turn-key opportunity.

Built in 2001

## Essential Information

MLS® # A2258212

Price \$259,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 655               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 712, 205 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P 5K4                       |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Elevator(s), Secured Parking   |
| Parking Spaces | 1                              |
| Parking        | Heated Garage, Parkade, Titled |
| # of Garages   | 1                              |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 11                                                                                            |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Roof              | Tar/Gravel                    |
| Construction      | Brick, Concrete, Metal Siding |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| Zoning         | DC (pre 1P2007)      |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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