

**339, 222 Riverfront Avenue SW  
Calgary, Alberta****MLS # A2235307****\$278,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	450 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Mixed	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting

**Inclusions:** Built-in bed and end tables

Lovely Eau Claire home in the beautiful Waterfront. The Waterfront buildings share a premium location, right on the river, and exceptional common amenities (gym, hot tub, steam room, comfortable gathering rooms, work spaces, gardens, car wash, 24hr concierge). The property sits at the entrance to Prince's Island Park and the city's extensive river pathways run right out your door. This 1 bedroom home offers great living space, quality cabinets and appliances, a built-in queen bed and end tables in the bedroom, a private south facing balcony, and large windows for exceptional light throughout the day, in-suite laundry, underground parking, and additional storage locker. Exceptional lifestyle now + exciting changes soon to come like the new Eau Claire Plaza, shopping, and restaurants.