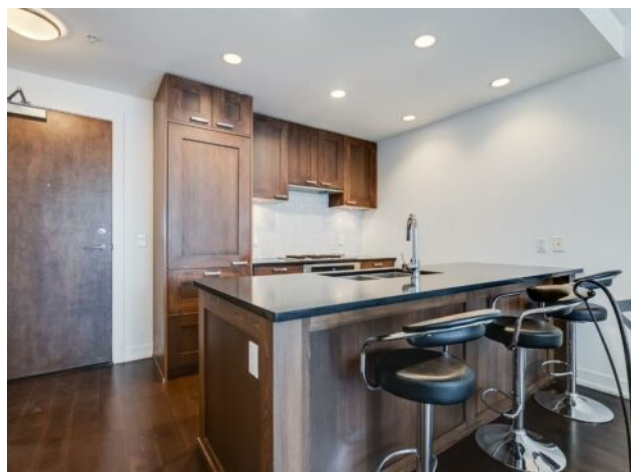


1626, 222 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2237879



# \$339,000

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Chinatown                             |        |                   |
| Type:     | Residential/High Rise (5+ stories)    |        |                   |
| Style:    | Apartment-Single Level Unit           |        |                   |
| Size:     | 618 sq.ft.                            | Age:   | 2011 (14 yrs old) |
| Beds:     | 1                                     | Baths: | 1                 |
| Garage:   | Assigned, Parkade, Stall, Underground |        |                   |
| Lot Size: | -                                     |        |                   |
| Lot Feat: | -                                     |        |                   |

|             |   |            |                 |
|-------------|---|------------|-----------------|
| Heating:    | Forced Air  | Water:     | -               |
| Floors:     | Ceramic Tile, Hardwood  | Sewer:     | -               |
| Roof:       | -   | Condo Fee: | \$ 564          |
| Basement:   | -   | LLD:       | -               |
| Exterior:   | Concrete, Stone, Stucco   | Zoning:    | DC (pre 1P2007) |
| Foundation: | -   | Utilities: | -               |
| Features:   | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows |            |                 |

**Inclusions:** Condo is being sold fully furnished. What you see in the unit is all included. Turn key and ready for you to bring your clothes and toothbrush!

Perched on the 16th floor with stunning river and city skyline views, this spacious 618 sq. ft, 1 bedroom + den condo is fully furnished and completely turnkey—just bring your suitcase and start living. Step into a modern, open-concept layout with floor-to-ceiling windows, a sleek kitchen with granite counters and stainless steel appliances, and a den that’s perfect for working from home or hosting guests. The bedroom is bright and private, the bathroom is spa-inspired, and yes—everything you see is included. Located in the prestigious Waterfront building along the Bow River, you’re steps from Eau Claire, the river pathways, dining, coffee shops, transit, and more. With amenities like a concierge, gym, steam room, and private theatre, you’ve got luxury hotel vibes with the comforts of home. Whether you’re looking for a move-in-ready home or a solid furnished rental, this is a smart, stylish opportunity in the heart of it all. Start living—or start earning—today.