

**1325, 222 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2249013



\$475,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: Garage Control, Window Coverings

Welcome to this gorgeous 2 bedroom, 2 bathroom home in one of Calgary's most sought after buildings, The Waterfront. This condo truly has it all. As you walk in you are greeted with beautiful dark wood floors, high ceilings, and an entry way with sitting area. The completely open floor plan is well designed and offers you a massive kitchen with beautiful island, quartz counter tops, built in stainless steel appliances including a gas cooktop. You can have guests sit at the large island while cooking a meal and entertaining as well as have additional guests or family lounging in the living room complete with a gas fireplace and floor to ceiling windows overlooking the Calgary inner city skyline. The dining room is just next to the kitchen and opens directly to your large, south east facing balcony giving AMAZING RIVER VIEWS AND DOWNTOWN SKYLINE VIEWS from 13 stories up. The primary bedroom is large enough for all of your bedroom furniture and features dual closets, floor to ceiling windows, and a spa style ensuite with a large soaker tub and walk-in shower. The second bedroom is also a great size with it's own dual closets and direct access to the second full bathroom with a large walk-in shower. The home offers additional storage, in-unit laundry, UNDERGROUND PARKING and assigned storage locker. The Waterfront is truly one of Calgary's best buildings with great amenities such as a huge gym, party room with a pool table, common work spaces, movie theatre, hot tub, community gardens and a car wash. With being steps away from the Bow River Walk Way, shops, restaurants, parks and pathways you are in one of the best locations in the city. Do not miss out on this opportunity to own a great home in an luxury downtown building offering exclusive amenities.