

406, 205 Riverfront Avenue SW  
Calgary, Alberta

MLS # A2253011



# \$325,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinatown                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 790 sq.ft.                         | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 644          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

Experience downtown living at its finest in this elegant 1 bedroom, 1 bathroom condo. Breathtaking Bow River views combine sophistication and comfort in this coveted location. Floor-to-ceiling windows and an open layout create a bright, spacious atmosphere. The kitchen features maple cabinetry, a breakfast bar, and dining area, while the living room is highlighted by a gas fireplace and private balcony. The large bedroom includes a walk-in closet and access to a spa-inspired 4-piece bathroom with soaker tub. A versatile den, in-suite laundry, air conditioning, and titled heated underground parking complete the package. Extensive upgrades throughout the unit include quartz countertops, new flooring, paint, new stove, new washer and dryer, and new light fixtures throughout. Just steps from Bow River pathways, East Village, premier restaurants, shopping, and theatres, this condo offers a prestigious lifestyle in one of the city's most desirable locations.