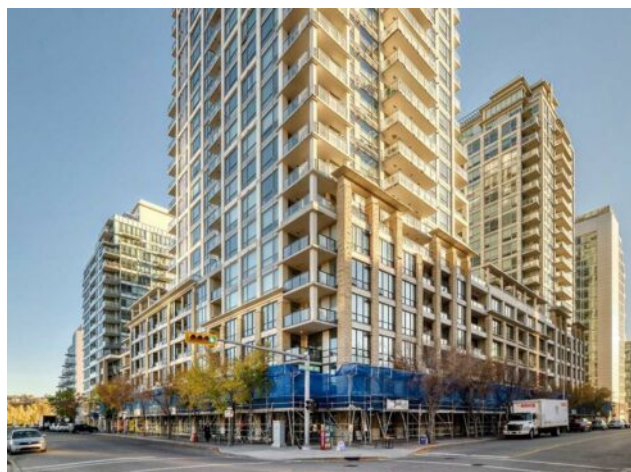


**459, 222 Riverfront Avenue SW**  
**Calgary, Alberta****MLS # A2263365****\$270,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Gated, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Elevator, Jetted Tub, Quartz Counters, Recreation Facilities		

**Inclusions:** FOB, Garage Remote

Welcome to the beautiful Waterfront. This is the most economic opportunity to access modern downtown Calgary lifestyle. The east facing unit has a premium location right on the river to the north and only one block away south from 15+ system. Common amenities (gym, hot tub, steam room, lounge, courtyard, car wash, 24hr concierge, 16 seats movie theatre) provide you everything you need within the building when you don't feel like to step outside, but when you do, the unit is just steps away from the Prince's Island Park, the river pathways, grocery, shops, cafes and restaurants. This studio offers open layout, great living space, quality cabinet and appliance, in-suite laundry, underground parking, and same-level storage locker. Perfect for rental or a starter property.