

# \$419,900 - 521, 222 Riverfront Avenue Sw, Calgary

MLS® #A2248590

**\$419,900**

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

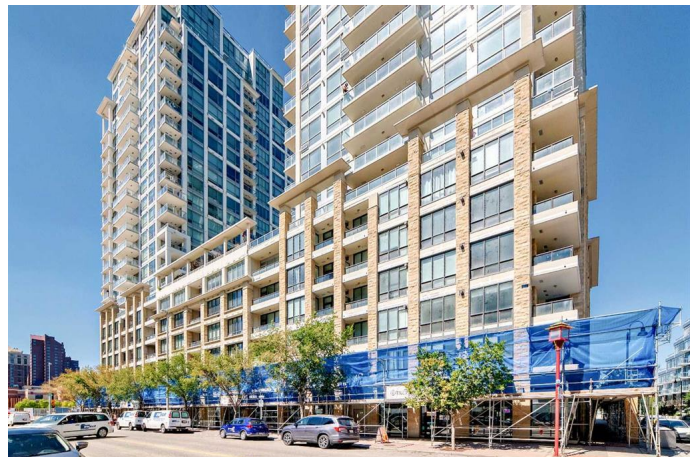
Chinatown, Calgary, Alberta

Modern One bedroom with Den/2bath condo unit on the "Flats Tower" of The Prestigious Waterfront Condo, Calgary's upscale Downtown neighborhood. Open concept floor plan, 9' ceilings, floor to ceiling windows. Kitchen is fully equipped with high-end stainless steel appliances. Quartz central island & countertop. Full heights cabinetry. In-suite laundry & air conditioned. Unit includes an assigned parking stall & a storage locker. Enjoy living in a resort style building with superior amenities : concierge service, fitness facilities, hot tub, sauna, movie theatre, social lounge, outdoor garden patio, visitor parking & car wash. Move in & enjoy the lifestyle of a waterfront community along the Bow River & Princess Island Park. Walking distance to Downtown, Chinatown, East Village & Eau Claire Market, shops & restaurants. Bike or walk along the water path. Perfect for first time buyers or as an investment property.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248590  |
| Price          | \$419,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 770       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 521, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P 0X2                       |

### **Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Fitness Center, Party Room |
| Parking Spaces | 1                                                        |
| Parking        | Assigned, Parkade                                        |

### **Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Quartz Counters                        |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central                                                                                    |
| Cooling           | Central Air                                                                                |
| # of Stories      | 24                                                                                         |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Garden, Courtyard, Lighting |
| Construction      | Concrete                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 69                |
| Zoning         | DC (pre 1P2007)   |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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