

# \$474,900 - 231, 222 Riverfront Avenue Sw, Calgary

MLS® #A2213821

**\$474,900**

2 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

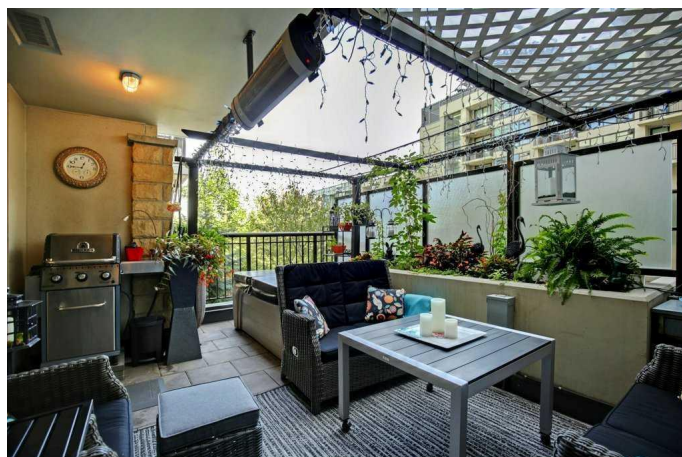
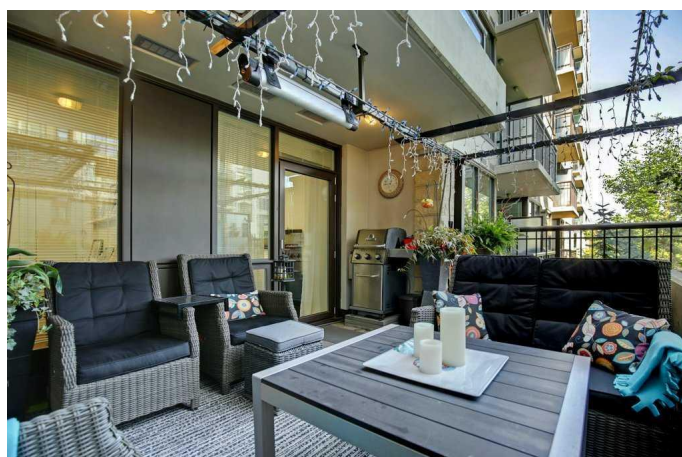
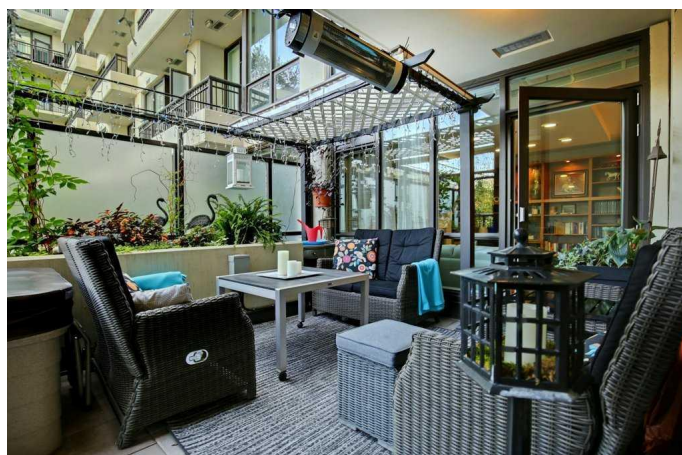
Welcome to Waterfront - a prestigious development perfectly situated between Calgary's downtown core and Princeâ€™s Island Park, offering a seamless live, work, and play lifestyle. This exclusive unit is located in the Flats portion of the building features two private elevators and same-floor storage, sparing you the need to use the parkade. This immaculate 2-bedroom unit showcases a bright, open-concept floor plan designed for effortless & peaceful living. The private balcony serves as a cozy retreat, complete with overhead heating lamps, privacy walls, and room for a small hot tub. With updated flooring and fresh paint, this condo is truly move-in ready. Entertaining guests is a breeze, thanks to a private guest suite conveniently located on your floor. The Flats portion of the building is super quiet and were some of the 1st units to sell in the complex. Two Titled Parking Stalls are included in the secure, heated underground parkade + plenty of visitor parking. Just steps from restaurants, amenities, work, and the pathway system, this incredible home offers everything you need and more. Be sure to explore the 3D tour!

Built in 2010

## Essential Information

MLS® # A2213821

Price \$474,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	953
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	231, 222 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 2Y9

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Snow Removal, Spa/Hot Tub, Guest Suite, Recreation Facilities, Storage
Parking Spaces	2
Parking	Stall, Underground, Parkade

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Elevator
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	22

### **Exterior**

Exterior Features	Barbecue, Courtyard, Private Entrance, Uncovered Courtyard
Construction	Brick, Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	52
Zoning	DC

**Listing Details**

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.