# \$369,900 - 804, 205 Riverfront Avenue Sw, Calgary

MLS® #A2233650

### \$369,900

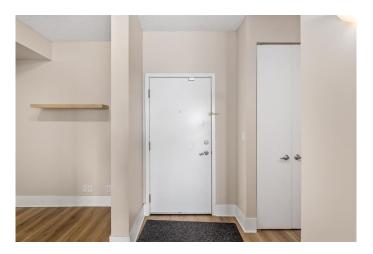
1 Bedroom, 1.00 Bathroom, 791 sqft Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to 205 Riverfront: an immaculate condo building overlooking the Bow River and situated in the heart of Chinatown. Indulge in a rare opportunity to own a beautifully appointed 8th floor suite in one of Calgary's most desirable downtown addresses. This spacious and light-filled 1 Bed 1 Bath offers nearly 800 square feet of stylish urban living, highlighted by floor-to-ceiling windows that frame captivating views of the Bow River, Centre Street Bridge, and the vibrant city skyline. The thoughtfully designed open concept layout features a modern kitchen with granite countertops and stainless-steel appliances, seamlessly flowing into the living and dining areasâ€"perfect for both entertaining and everyday living. A cozy gas fireplace and custom built-ins add warmth and character. while the expansive private balcony invites you to relax and take in sweeping views of the stunning surroundings. The serene bedroom retreat includes a walk-through closet and luxurious 4-piece ensuite. A versatile den upon entering is the perfect home office, fitness area, reading nook, or bonus storage space. Additional highlights include fresh paint and brand new laminate flooring throughout, central A/C and heat, in-suite laundry, and an underground parking stall in the heated parkade. Positioned directly across from the Bow River Pathway system and Sien Lok Park, and mere steps to shops in Eau Claire, Chinatown, East Village, and the Downtown Core, this location offers unmatched







convenience. Enjoy 24-hour concierge service, secure concrete construction, and easy access to the LRT, bountiful restaurants, cafes and lounges, entertainment venues, and Calgary's +15 network. Whether you're a professional, an investor, or looking to integrate into the heart of the city, this is your chance to live in a truly iconic location where comfort, style, and walkable city living meet.

Built in 2001

#### **Essential Information**

MLS® # A2233650 Price \$369,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 791

Acres 0.00

Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 804, 205 Riverfront Avenue Sw

Subdivision Chinatown

City Calgary
County Calgary
Province Alberta
Postal Code T2P 5K4

## **Amenities**

Amenities Elevator(s), Secured Parking, Snow Removal, Trash

Parking Spaces 1

Parking Parkade, Titled, Underground

#### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers,

Granite Counters, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 10

## **Exterior**

Exterior Features Balcony

Construction Brick, Concrete

#### **Additional Information**

Date Listed June 25th, 2025

Days on Market 112

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office CIR Realty

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.