

\$295,000 - 642, 222 Riverfront Avenue Sw, Calgary

MLS® #A2192022

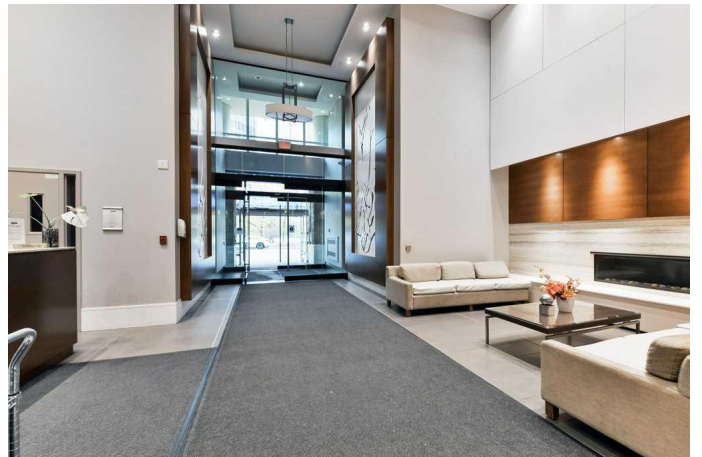
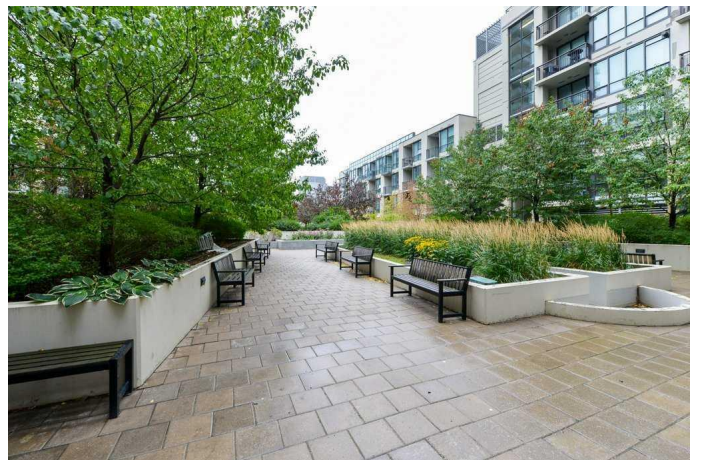
\$295,000

1 Bedroom, 1.00 Bathroom, 569 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome home to this contemporary but cozy south-facing condo highlighted by panoramic city views. Ideally located in the heart of downtown for the perfect inner-city retreat with incredible access to award-winning restaurants, unique shopping, every amenity and just a 3 minute walk to the expansive walking paths that wind along the tranquil river. Then come home to this amenity-rich, quiet concrete building. The beautiful lobby is sure to impress your guests with grand ceilings, a linear fireplace and a sophisticated design. An executive concierge ensures no more lost packages as well as a safe and secure environment. Take one of the high-speed elevators directly to your 6th floor abode. Inside this beautiful home is an abundance of natural light, an open and airy floor plan, high-end finishes and central air conditioning keeping you comfortable in any season. Inspiring culinary exploration, the kitchen is the true hub of the home featuring stone countertops, premium concealed appliances, a gas cooktop, full-height cabinets and ample space for a large table to gather over delicious meals. An entire wall of glass frames sensational views from the inviting living room. Take your morning coffee out to the expansive south-facing balcony and watch the city wake up or enjoy evenings relaxing while the city lights provide a breathtaking backdrop. The bedroom is a relaxing oasis with dual closets equipped with California organizational systems and cheater access to the stylish



bathroom with an oversized walk-in shower. In-suite laundry, underground heated parking (with a car wash) and a separate storage locker further add to your comfort and convenience. Residents have access to over 6000 sq. ft. of amenities including a private owner's lounge with a full kitchen, a fireplace and a pool table, a fully equipped fitness centre and yoga studio, an indoor whirlpool and steam room and a private movie theatre. Truly an exceptional condo in an amenity-rich building that provides the perfect inner-city lifestyle mixed with the serenity of riverside living!

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2192022 |
| Price | \$295,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 569 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 642, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 0X2 |

Amenities

| | |
|----------------|--|
| Amenities | Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Sauna, Spa/Hot Tub, Storage |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Open Floorplan, Recessed Lighting, Stone Counters, Storage |
| Appliances | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings |
| Heating | Central |
| Cooling | Central Air |
| # of Stories | 24 |
| Basement | None |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Courtyard |
| Lot Description | Views |
| Roof | Membrane |
| Construction | Concrete, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 7th, 2025 |
| Days on Market | 70 |
| Zoning | DC |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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