

# \$279,000 - 451, 222 Riverfront Avenue Sw, Calgary

MLS® #A2221383

**\$279,000**

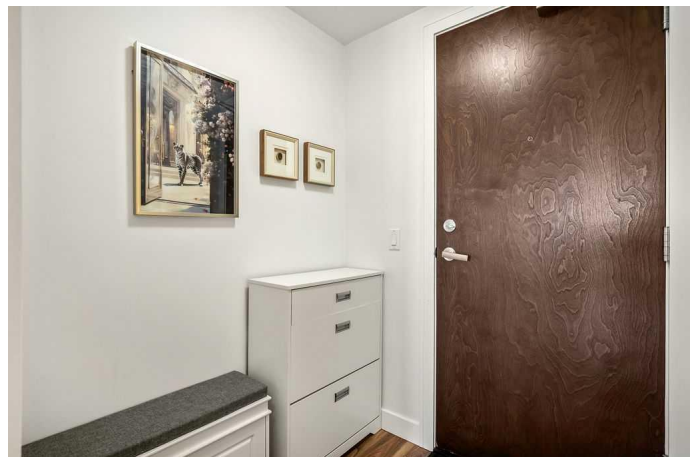
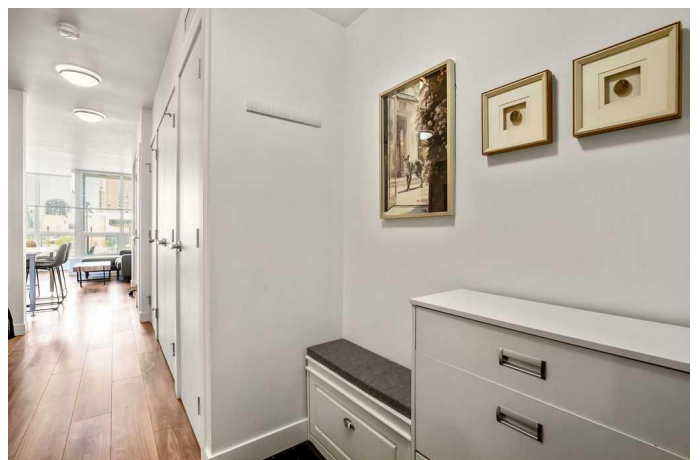
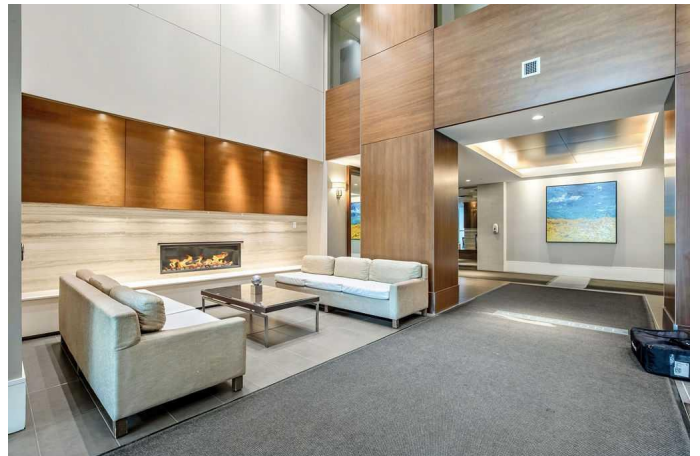
1 Bedroom, 1.00 Bathroom, 480 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to this thoughtfully equipped one-bedroom apartment condo located in the sought-after Waterfront complex. Designed for modern urban living, this unit features central air conditioning, elegant quartz countertops, and access to an impressive array of resort-style amenities. The bright and open-concept layout includes a spacious living room and a sleek kitchen equipped with quartz countertops, modern cabinetry, built-in refrigerator, electric stove, gas stove top, and dishwasher. A matching quartz-top dining table is included, creating a stylish and functional in-kitchen dining space. The primary bedroom comfortably accommodates a queen-sized bed and features a built-in desk—perfect for a home office setup. A full bathroom, in-suite laundry, and private balcony with a BBQ gas line complete this well-designed unit. Additional highlights include one underground parking stall and an assigned storage locker. The building offers a full suite of amenities: fitness room, yoga studio, concierge service, hot tub, sauna, car wash bay, party lounge, theatre room, and visitor parking. Ideally located steps from the Bow River Pathways, Prince’s Island Park, Chinatown, Eau Claire Market, and the C-Train, with the upcoming Green Line Station just moments away.

Perfect for first-time buyers or investors—this is downtown living at its finest. Don’t miss your chance to own in one of Calgary’s most desirable communities!



Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2221383          |
| Price          | \$279,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 480               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 451, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P 0X2                       |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Visitor Parking, Clubhouse, Fitness Center, Indoor Pool, Storage |
| Parking Spaces | 1                                                                |
| Parking        | Parkade                                                          |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters                                       |
| Appliances        | Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Oven, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                     |
| Cooling           | Central Air                                                                   |
| # of Stories      | 24                                                                            |

**Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | None     |
| Construction      | Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 123            |
| Zoning         | DC             |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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