

# \$349,900 - 804, 205 Riverfront Avenue Sw, Calgary

MLS® #A2233650

**\$349,900**

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 areas—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          | \$349,900         |
| 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), Snow Removal, Trash, Secured Parking |
| Parking Spaces | 1                                                 |
| Parking        | Parkade, Titled, Underground                      |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Walk-In Closet(s), Closet Organizers |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range                             |
| 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 | 131             |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.