

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

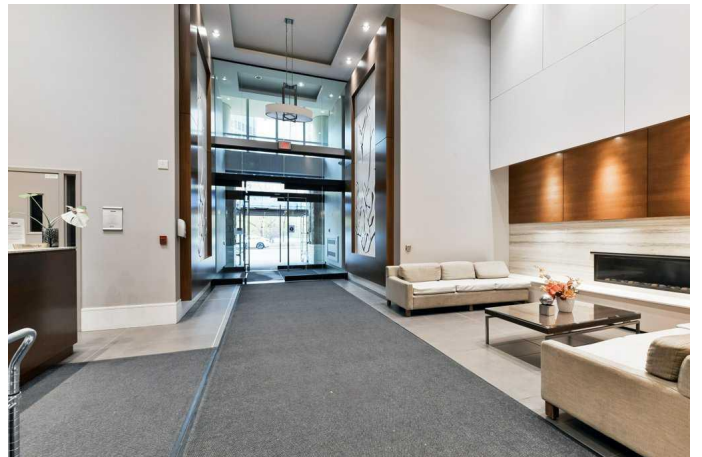
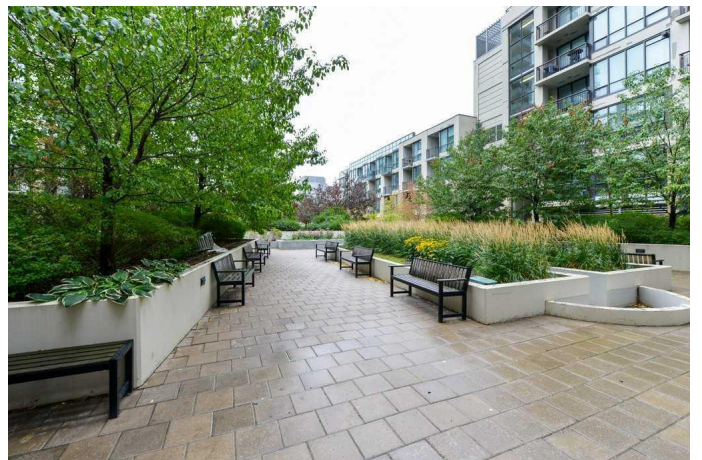
MLS® #A2192022

**\$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, Storage, Stone Counters
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Built-In Oven
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	56
Zoning	DC

### Listing Details

Listing Office	RE/MAX Realty Professionals
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