



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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715, 222 Riverfront Avenue SW  
 Calgary, Alberta

MLS # A2196700



**\$479,500**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Leased, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 814
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub

**Inclusions:** N/A

One-of-a-Kind corner condo in Waterfront Tower A! Discover luxury living in this stunning 7th floor, 2 bed/2 bath condo unit, boasting an open-concept layout with exquisite design. This unique southeast corner unit features a wrap-around deck, perfect for enjoying the vibrant views of Chinatown and beyond. Step inside to find a gourmet kitchen equipped with integrated refrigerator, dishwasher, and microwave, complemented by dark-toned hardwood floors that flow seamlessly through the kitchen, dining, living room, and entry. Both bedrooms offer lush carpeting, while their attached bathrooms are adorned with sleek tile. The cozy fireplace in the living area provides a warm and inviting atmosphere for pure relaxation. Located just steps from the Bow River, Prince's Island Park, and the river pathway system, this condo offers the best of urban living with nature at your doorstep. Building amenities include a hot tub, fitness center, 7th floor sky garden, party room and lounge, a 16-seat theater, car wash, and concierge services. All furnishings are negotiable, making this an ideal turnkey unit. With this exceptional property&mdash;experience the best of Chinatown living!