

**1821, 222 Riverfront Avenue SW**  
**Calgary, Alberta****MLS # A2235296****\$699,800**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinatown                                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 1,106 sq.ft.                                       | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Side By Side, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

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|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Central, Natural Gas                                                                                               | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                        | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Tar/Gravel                                                                                                                    | <b>Condo Fee:</b> | \$ 1,005        |
| <b>Basement:</b>   | None                                                                                                                          | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Stone                                                                                                               | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |                 |

**Inclusions:** All furniture and items in condo are negotiable

Stunning Executive Condo with Unobstructed MOUNTAIN & RIVER Views! Welcome to The Riverfront at Eau Claire—where luxury living meets breathtaking scenery. Perched on the 18th floor of Tower 1B, this immaculate 2-bedroom + den corner unit offers nearly 1,200 sq. ft. of refined living space, with panoramic views of the Bow River, Princess Island Park, and the Rocky Mountains from every room. As pristine as the day it was built, this condo has been lightly lived in and meticulously maintained. You'll be captivated by the gourmet kitchen, complete with premium appliances including a panel-ready refrigerator and freezer, GAS cooktop, full-height cabinetry, a spacious island, and gorgeous GRANITE countertops. Floor-to-ceiling windows flood the space with natural light and offer unobstructed views that will leave you speechless. The open-concept layout is enhanced by elegant hardwood floors, neutral tones, and upscale finishes throughout—making this home truly move-in ready. The primary suite features a LUXURIOUS 5-piece ENSUITE with a double granite vanity, a walk-in glass shower, and a deep soaker tub. The second bedroom and full guest bath are thoughtfully positioned on the opposite side of the unit, offering ideal privacy for visitors or roommates. Enjoy your morning coffee or evening wine on the oversized balcony, taking in picturesque sunsets and peaceful riverfront scenes. Just steps to downtown Calgary, the Bow River pathways, Princess Island Park, and the iconic River Cafe—you'll have the best of urban and nature right at your doorstep. This luxury unit also comes with 2 underground parking stalls in the BEST location with no neighbours on either sides + enjoy a large storage unit & the building is PET FRIENDLY for all you animal lovers. Turnkey Opportunity: All furnishings are negotiable

and can be included—perfect for those seeking a fully furnished executive rental or a seamless move-in experience. As a resident of Waterfront, you’ll enjoy over 6,000 sq. ft. of premium amenities, including a private owner's lounge, fully equipped fitness centre and yoga studio, indoor whirlpool and steam rooms, private movie theatre, and executive concierge service. Located just across from the Sheraton Hotel and minutes from Calgary’s downtown core, this is the executive lifestyle you’ve been waiting for—without compromise.