

# \$394,900 - 701, 205 Riverfront Avenue Sw, Calgary

MLS® #A2236328

## \$394,900

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Updated 2 bedroom, 2 bathroom condo with over 1000 square feet of modern and functional living space in Calgary's Chinatown. This unit features a large west-facing balcony, overlooking the new Eau Claire Park, perfect for enjoying afternoon sun and evening sunsets. Recently updated with brand new luxury vinyl plank flooring, new carpet, and fresh paint throughout, the open-concept layout includes a spacious living and dining area with a gas fireplace and large windows that bring in natural light, plus direct views of the Bow River to the North. The kitchen is open to the living space, and both bedrooms are generously sized. The primary bedroom has a 4pc en-suite bathroom and ample closet space. The 3pc main bathroom is full-sized, and in-suite laundry adds even more convenience, along with ample storage. And, don't forget, this unit comes with titled underground parking. The building offers 24-hour lobby concierge service, secure concrete construction, and is ideally located with direct access to the Bow River Pathway system, Sien Lok Park, and within walking distance to Eau Claire, East Village, and the Downtown Core. The perfect downtown property for young professionals, or knowledgeable investors.

Built in 2001

## Essential Information



MLS® #	A2236328
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	701, 205 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0A9

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Stall, Titled, Underground, See Remarks

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	10

**Exterior**

Exterior Features	None
Construction	Brick, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	Greater Property Group
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