

\$294,800 - 246, 222 Riverfront Avenue Sw, Calgary

MLS® #A2246316

\$294,800

1 Bedroom, 1.00 Bathroom, 482 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to this WEST FACING, 480 sq.ft, 1 Bedroom, 1 Bath condo situated in Luxurious Waterfront Tower 2. The size is misleadingâ€¦very useful space w/ 9' Ceilings + floor to ceiling Low E windows makes it bigger than it is. NEW LVP FLOORS throughout! Functional Chef Inspired kitchen features undermount sinks, full height mosaic backsplash, under-cabinet lighting, stone countertops & top of the line S/S appliances (Panasonic under-counter microwave, wood paneled Sub-Zero fridge w/ lower freezer, new dishwasher, gas cooktop & electric wall oven). Double Closets for bedroom, luxurious bathroom with marble counter tops, under-mount sinks & large standup shower. Air conditioned for those hot sunny days! Balcony, 1 Assigned underground parking spot and storage unit on same floor as the Unit. Walking Distance to Eau Claire, walking paths, shops, restaurants. All Furniture & Furnishings included, just bring your suitcase. Amenities include: Full Size Gym with Yoga studio, Theatre Room, Jacuzzi Tub, Steam Room, Car Wash, Recreation Room with Fireplace and Washroom, Visitor Parking.

Built in 2011

Essential Information

MLS® # A2246316

Price \$294,800



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	482
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	246, 222 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0X2

Amenities

Amenities	Car Wash, Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	Central Air
# of Stories	20

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	August 6th, 2025
-------------	------------------

Days on Market	34
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.