1615 222 Riverfront Avenue SW

Calgary | Active | MLS® A2335260

$495,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2011**	**834.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by C-Luxury Realty Ltd.

A closer look

Rarely available south&east-facing 2-bedroom, 2-bathroom corner unit in a prestigious Waterfront high-rise, offering breathtaking Bow River and downtown city views! This sophisticated home welcomes you with an inviting foyer and beautiful hardwood flooring throughout the main living areas. The sleek, modern kitchen features an abundance of cabinetry, a large centre island, quartz countertops, and integrated appliances, creating a seamless and elegant design.

The spacious dining area flows effortlessly onto the covered balcony, complete with a natural gas BBQ hookup, making outdoor entertaining a breeze. The bright and inviting living room features a cozy gas fireplace. The desirable south and east exposures, complemented by expansive floor-to-ceiling windows, flood the home with an abundance of natural light throughout the day while showcasing stunning Bow River and city views. The 9' ceilings further enhance the spacious and airy feel of this exceptional residence.

The generous primary bedroom offers a luxurious 4-piece ensuite with an oversized soaker tub and separate shower. A well-appointed second bedroom is conveniently located adjacent to the dining area, while the main bathroom features an oversized walk-in shower.

Enjoy year-round comfort with central air conditioning, plus an exceptional collection of resort-style amenities including a fitness centre, hot tub, steam rooms, private theatre, party room with pool table and full kitchen, car wash, concierge service, visitor parking, and secure bike storage. Heated underground parking and a private storage locker are included.

Ideally located steps from Prince’s Island Park, the Bow River pathway system, EAU Claire, Chinatown, cafés, restaurants, shopping, the +15 network, and the C-Train station, this exceptional unit offers the perfect combination of luxury, convenience, and vibrant downtown living. A rare opportunity to experience elevated waterfront urban living in one of the city's most desirable locations!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335260
Bedrooms	2
Bathrooms	2
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	834.08 sq. ft.
Main Level Finished Area:	834.08 sq. ft.
Condo Fee:	$807.16
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	East, South
Floor Location:	Other
Entry Level:	16
Stories Total:	22
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1013688
Heating:	Central, Natural Gas

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Heated Garage, Parkade, Secured, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Chinatown
Amenities:	Car Wash, Elevator(s), Fitness Center, Park, Party Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	TV in the living room
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 11'3" × 10'5" ·

Main Floor	Kitchen · 10'5" × 10'3" ·
Main Floor	Dining Room · 11'3" × 8'2" ·
Main Floor	Bedroom - Primary · 14'11" × 10'10" ·
Main Floor	Bedroom · 9'11" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line, Storage
Patio And Porch Features:	Balcony(s), Glass Enclosed
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1615-222-riverfront-avenue-sw-calgary-a2335260/

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