220 222 Riverfront Avenue SW

Calgary | Active | MLS® A2349056

$329,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2010**	**563 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to Waterfront, where quality, convenience and downtown living come together in this beautifully finished and fully turnkey one-bedroom condo. Thoughtfully furnished and exceptionally well equipped, this is the kind of property where you can arrive with your suitcase, unpack and immediately feel at home.

The open-concept layout is stylish and functional, featuring quartz countertops, sleek cabinetry, integrated appliances and a gas cooktop. The transformer dining table expands to accommodate guests, while the living room sofa converts to a full-size bed for overnight visitors. A dedicated office area provides the perfect work-from-home space.

The bedroom comfortably accommodates a queen-size bed, while the updated bathroom features a deep soaker tub and smart toilet with bidet functions. Central air conditioning, in-suite laundry, a private balcony with gas BBQ line, secure underground parking stall and storage complete the unit.

For investors, Waterfront offers excellent flexibility with rentals permitted for terms as short as one month, creating an appealing opportunity for executive, furnished or longer-term rentals. For those looking for a downtown home or Calgary pied-à-terre, the unit is truly move-in ready with virtually everything already in place.

Waterfront offers an impressive collection of amenities including a fitness centre, yoga studio, whirlpool, sauna, movie theatre, owners' lounge, landscaped outdoor garden patio, car wash bay, visitor parking and concierge service. A guest suite is also available for overnight guests.

Located steps from the Bow River pathways, Prince's Island Park, Eau Claire, Chinatown and the downtown core, with easy access to Kensington, East Village, restaurants, shopping and the C-Train. Whether you are looking for a sophisticated downtown home or a well-appointed investment property, this is an exceptional opportunity to own a beautifully finished condo that is ready to enjoy from day one.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349056
Bedrooms	1
Bathrooms	1
Year Built	2010
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:	563 sq. ft.
Main Level Finished Area:	563 sq. ft.
Condo Fee:	$545.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	26
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2010 (Age: 16)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)

Num Ensuite Baths:	0
Plan:	1013688
Heating:	Central, Natural Gas
New Constr.:	No
Construction Material:	Concrete, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	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, Fitness Center, Guest Suite, Party Room, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Fully Turn Key Unit - living room set, bedroom set, office space set including computer, mounted projector, kitchen wares.
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Cats OK, Dogs OK, Yes

Main Floor	Bedroom - Primary · 10'1" × 9'11" ·
Main Floor	Kitchen · 12'11" × 10'2" ·
Main Floor	Living Room · 16'10" × 10'9" ·
Main Floor	Office · 5'10" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/220-222-riverfront-avenue-sw-calgary-a2349056/

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