246 222 Riverfront Avenue SW

Calgary | Active | MLS® A2301974

$267,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2011**	**482 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Welcome to this WEST FACING, 480 sq.ft, 1 Bedroom, 1 Bath condo situated in Luxurious Waterfront Tower 2. The size is misleading…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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2301974
Bedrooms	1
Bathrooms	1
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:	482 sq. ft.
Main Level Finished Area:	482 sq. ft.
Condo Fee:	$458.57

Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Security Personnel, Sewer, Snow Removal, Trash
Front Exposure:	South
Unit Exposure:	West
Floor Location:	Other
Entry Level:	1
Stories Total:	20
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
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:	1111929
Heating:	Central
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Chinatown
Amenities:	Car Wash, Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Spa/Hot Tub, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Balcony · 6'6" × 3'11" ·
Main Floor	Bedroom · 10'9" × 9'8" ·
Main Floor	Dining Room · 9'9" × 9' ·
Main Floor	Foyer · 5'4" × 4'11" ·
Main Floor	Kitchen · 12'7" × 4'6" ·
Main Floor	Living Room · 14'3" × 13'3" ·
Main Floor	Laundry · 2'10" × 2'6" ·
Main Floor	Furnace/Utility Room · 2'5" × 2' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Apr 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/246-222-riverfront-avenue-sw-calgary-a2301974/

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