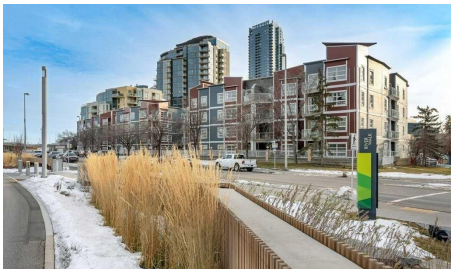
317 333 Riverfront Avenue SE

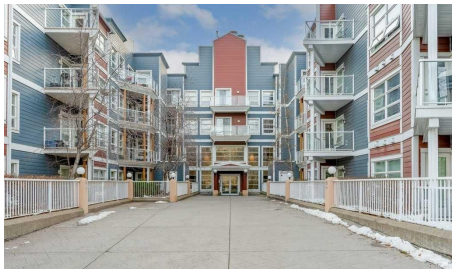
Calgary | Active | MLS® A2355867

$169,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2000**	**479.14 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to downtown living at its best in Calgary’s vibrant East Village! Perfectly positioned just steps from the Bow River pathway system, this one-bedroom condo offers unbeatable access to year-round outdoor living-whether it’s biking, jogging, or enjoying scenic river walks right outside your door. Located only minutes from Eau Claire and Calgary’s core amenities, this is an ideal opportunity for first-time buyers looking to enter the market or investors seeking a highly rentable, walkable location. Inside, the bright and modern open-concept layout features 9-foot ceilings and large windows that fill the space with natural light. The kitchen is designed for both function and style, complete with granite countertops, ample cabinetry, and a convenient eat-in area-perfect for everyday living or entertaining. Step out onto your sunny south-facing balcony, offering a great space to relax and take in the energy of downtown. Additional highlights include in-suite laundry for added convenience. The well-managed building offers secure underground parking, visitor parking, two elevators, a garbage chute on every floor, and a resident gathering space-making this a true low-maintenance, lock-and-leave lifestyle. Whether you're investing or buying your first home, this is your chance to own in one of Calgary’s most walkable, nature-connected communities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355867
Bedrooms	1
Bathrooms	1
Year Built	2000
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:	479.14 sq. ft.

Main Level Finished Area:	479.14 sq. ft.
Condo Fee:	$472.63
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2000 (Age: 26)
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:	0013189
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Ceramic Tile, Laminate

Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Riverfront
Community:	Downtown East Village
Amenities:	Elevator(s), Party Room, Secured Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 11'10" × 9'11" ·
Main Floor	Kitchen · 11'6" × 9'11" ·
Main Floor	Living Room · 14'5" × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Smoking Home, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-ET
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/317-333-riverfront-avenue-se-calgary-a2355867/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.