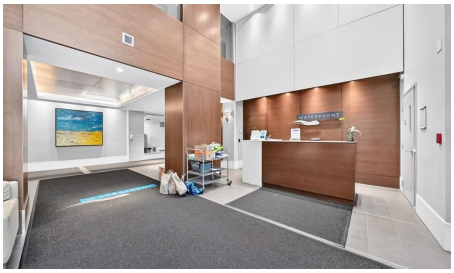
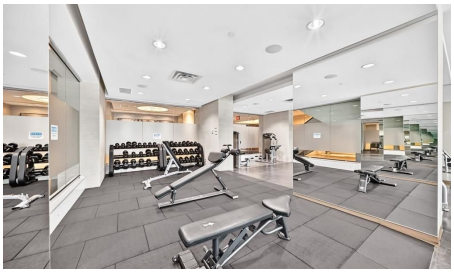
458 222 Riverfront Avenue SW

Calgary | Active | MLS® A2330584

$239,900









Bedrooms	Bathrooms	Year Built	Living area
1	1	2013	494.5 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

LOWEST-PRICED UNIT IN THE HIGHLY SOUGHT-AFTER WATERFRONT COMPLEX! This is your opportunity to own in one of Calgary's premier downtown communities for just $239,900. Perfect for first-time buyers, young professionals, or investors, this 1-bedroom studio, 1-bathroom condo offers outstanding value, exceptional amenities, and an unbeatable location. Inside, you'll find a bright, open-concept layout featuring 9-foot ceilings, air conditioning, quartz countertops, stainless steel appliances, in-suite laundry, and contemporary finishes throughout. Step onto your private balcony overlooking the beautifully landscaped courtyard-the perfect place to enjoy your morning coffee or unwind after a busy day. This home also includes an assigned underground parking stall and private storage locker, adding everyday convenience and exceptional value. Residents of Waterfront enjoy an impressive selection of resort-style amenities, including a fully equipped fitness centre, yoga studio, hot tub, owners' lounge with a full kitchen and pool table, and a car wash bay. The location truly speaks for itself. Situated beside the Bow River and Sien Lok Park, you're just steps from Calgary's extensive river pathway system, Prince's Island Park, Chinatown, Eau Claire, downtown offices, fantastic restaurants, cafés, shopping, and convenient C-Train access. Whether you're commuting to work, enjoying the outdoors, or experiencing downtown's vibrant lifestyle, everything is right outside your door. Whether you're searching for an affordable downtown home or a turnkey investment with strong rental appeal, this property checks all the boxes. Modern finishes, premium amenities, underground parking, storage, and one of the best values in the building-this is downtown living without the downtown price tag. Don't miss your chance to own the lowest-priced unit in Waterfront-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330584
Bedrooms	1
Bathrooms	1
Year Built	2013
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:	494.5 sq. ft.
Main Level Finished Area:	494.5 sq. ft.
Condo Fee:	$475.49
Condo Fee Includes:	Gas, Heat, Professional Management, Reserve Fund Contributions, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	4
Stories Total:	22
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2013 (Age: 13)
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
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall, 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, Party Room, Spa/Hot Tub
Appliances:	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 13'5" × 10'4" ·
Main Floor	Living Room · 13'5" × 9'7" ·
Main Floor	Eat in Kitchen · 12'4" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, No Animal Home, No Smoking Home
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:	Jul 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/458-222-riverfront-avenue-sw-calgary-a2330584/

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

Data was last updated November 23, 2026 at 06:05 PM (UTC)

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