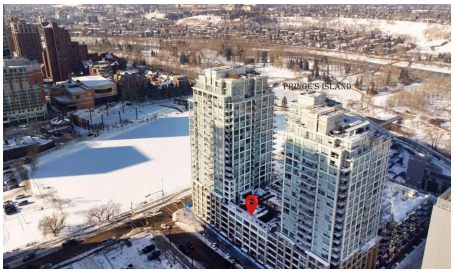
521 222 Riverfront Avenue SW

Calgary | Active | MLS® A2359964

$334,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2012**	**768.42 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Move in before Christmas and experience accessible inner-city living at an exceptional value in The Flats Tower at Waterfront. Freshly updated with brand-new carpet, this 768 sq ft, two-bedroom, two-bathroom residence is ready for quick possession. Nine-foot ceilings and expansive floor-to-ceiling windows fill the open-concept living space with natural light. The functional kitchen features quartz countertops, a large eat-up bar, full-height cabinetry, and stainless steel appliances. Thoughtfully separated for privacy, the primary suite offers a walk-through closet and a five-piece ensuite, while the versatile second bedroom with sliding glass doors sits steps from a three-piece bathroom. Practical comforts include central air conditioning, in-suite laundry, an assigned underground parking stall, and an assigned storage locker. Residents enjoy extensive building amenities, including concierge service, a fitness centre, hot tub, sauna, social lounge, theatre, garden patio, and car wash. Positioned directly along the Bow River pathway network, this unbeatable downtown address places Prince’s Island Park, Eau Claire, Chinatown, nearby CTrain transit, and the downtown core just steps from your front door.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359964
Bedrooms	2
Bathrooms	2
Year Built	2012
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:	768.42 sq. ft.
Main Level Finished Area:	768.42 sq. ft.

Condo Fee:	$737.57
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	5
Stories Total:	24
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
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:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Laminate
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	No
Parking:	Assigned, Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Electric Dryer Hookup, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Outlook at Waterfront
Community:	Chinatown
Amenities:	Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11'6" × 8'6" ·
Main Floor	Dining Room · 13'8" × 8'9" ·
Main Floor	Living Room · 11'5" × 8'5" ·
Main Floor	Bedroom · 9'4" × 9'1" ·
Main Floor	Bedroom - Primary · 17'7" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

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:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/521-222-riverfront-avenue-sw-calgary-a2359964/

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

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