544 222 Riverfront Avenue SW

Calgary | Active | MLS® A2345542

$339,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2012**	**741 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to #544, 222 Riverfront Avenue SW in the highly sought-after Waterfront building-an amenity-rich downtown address where location truly sets this home apart. Perfectly positioned along the Bow River, this 2 bedroom, 2 bathroom condo offers 741 sq. ft. of thoughtfully designed living space in one of Calgary's most walkable and connected inner-city settings.

Step outside and you are just moments from the Bow River pathways, Prince's Island Park, Eau Claire, Chinatown, East Village, the downtown core, restaurants, cafés, shopping, transit, and some of Calgary's best urban amenities. Whether you enjoy morning walks along the river, quick access to work downtown, weekend dining, or the convenience of having everything close by, this location delivers an exceptional inner-city lifestyle.

Inside, the open-concept kitchen features quartz countertops, sleek floor-to-ceiling cabinetry, integrated appliances, a gas cooktop, and an integrated oven, creating a modern and elevated feel throughout the main living area. The living space flows nicely to the balcony, complete with a gas line for BBQ-perfect for enjoying summer evenings in the city. The floor plan offers excellent separation between the bedrooms, while the spacious primary bedroom includes a private 5-piece ensuite, adding a level of comfort rarely found in condos of this size.

Waterfront is known for its impressive collection of building amenities, including concierge service, a fitness centre, yoga studio, hot tub, steam room/sauna, party/social room, lounge spaces, movie theatre, outdoor courtyard/garden patio, car wash, visitor parking, and more. With an unbeatable riverfront location, premium building amenities, and stylish interior finishes, this is low-maintenance urban living in one of Calgary's most desirable downtown communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345542
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:	741 sq. ft.
Condo Fee:	$694.95
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	5
Stories Total:	23
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:	1111929
Heating:	Central
New Constr.:	No

Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, 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, Elevator(s), Fitness Center, Guest Suite, Party Room, Sauna, Spa/Hot Tub, Storage, Trash
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked
Inclusions:	Kitchen Island, Drawer under built-in desk
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Laundry · 3'10" × 2'5" ·
Main Floor	Entrance · 10'4" × 4'6" ·
Main Floor	Bedroom · 10'5" × 6'9" ·
Main Floor	Eat in Kitchen · 12'4" × 10'11" ·
Main Floor	Living Room · 13'5" × 11'2" ·

Main Floor	Bedroom - Primary · 10'11" × 9'3" ·
Main Floor	Balcony · 9'10" × 3'9" ·
Main Floor	Den · 4'8" × 1'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/544-222-riverfront-avenue-sw-calgary-a2345542/

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