604 205 Riverfront Avenue SW

Calgary | Active | MLS® A2358240

$385,788









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2001**	**788.64 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Bright, welcoming, spotless and truly move in ready! Discover this beautifully updated, meticulously maintained 6th floor residence showcasing serene Bow River, park and downtown skyline views. Floor to ceiling windows flood your new home with natural light while providing a spectacular outlook over the river and surrounding cityscape. The spacious open concept floor plan is enhanced by 9 foot ceilings, a soothing two sided gas fireplace, brand new flooring, fresh paint throughout and a newly installed air conditioning unit. The kitchen has been thoughtfully updated with quartz countertops, a stylish backsplash, updated cabinetry, designer hardware, loads of storage, convenient sliding drawers, new faucets, stainless steel appliances and a Fisher & Paykel dishwasher! Updated lighting fixtures throughout the kitchen, hallway and bathroom add a fresh, contemporary finishing touch. The primary bedroom enjoys picturesque views, fireplace, a private walk in closet and access to the 4 piece ensuite with updated quartz countertops and fixtures. The generously sized second bedroom/den provides excellent flexibility as a home office, guest space or additional sleeping area. In suite newer laundry set + dedicated storage add day to day convenience! Enjoy the comfort of titled, heated underground parking included along with a balcony perfect for all your BBQ needs and concierge service Monday through Friday. Facing the Bow River and park, this desirable orientation provides beautiful views, natural light and enhanced privacy. The location puts some of downtown Calgary's best amenities right outside your door. Step onto the Bow River pathway system, stroll through Sien Lok Park, cross the Centre Street Bridge or enjoy nearby restaurants, coffee shops, shopping and everyday conveniences. The CTrain, +15 network and downtown office core are also within easy reach. Pride of ownership is evident throughout and Mr. Clean truly lives here! Immaculately maintained, extensively updated and presented in pristine condition, this is a true turnkey property ready for its next owners to simply move in and enjoy. Call today to experience the views and lifestyle for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358240
Bedrooms	2
Bathrooms	1
Year Built	2001
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:	788.64 sq. ft.
Main Level Finished Area:	788.64 sq. ft.
Condo Fee:	$648.97
Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	6
Stories Total:	11
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2001 (Age: 25)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0112416
Heating:	Fan Coil
New Constr.:	Yes

Construction Material:	Brick, Concrete, Mixed
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	205 Riverfront
Community:	Chinatown
Amenities:	Bicycle Storage, Elevator(s), Park, Parking, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Laundry · 6'4" × 6'3" ·
Main Floor	Kitchen · 14'7" × 9'10" ·
Main Floor	Dining Room · 14'7" × 7'7" ·
Main Floor	Living Room · 12'5" × 12'3" ·

Main Floor	Bedroom · 9'5" × 6'11" ·
Main Floor	Bedroom - Primary · 12' × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Barbecue
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/604-205-riverfront-avenue-sw-calgary-a2358240/

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