

# \$259,900 - 202, 205 Riverfront Avenue Sw, Calgary

MLS® #A2250674

## \$259,900

1 Bedroom, 1.00 Bathroom, 514 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

OPEN HOUSE SEPT 13, 3-4:30pm and SEPT 14, 1:30-3:00pm. Come view this great unit for both investors and those wanting to find a downtown home. It is located only steps away from the Lions Gate Bridge, Prince's Island Park, Coffee Houses and a short walk to any downtown destination. This dwelling is in pristine condition, boasts a sought after view from it's floor to ceiling windows of the Bow River valley and Sien Lok Park. It is located in a concrete building and features 9 ft ceilings, gas fireplace (open to the living/dining rooms), built in shelving, sliding patio door to a Juliet balcony, air conditioning, in suite laundry, den and titled parking. The Kitchen has maple cabinets with a convenient breakfast island and stainless-steel appliances. Investors should note this unit has spent many successful years as an executive furnished suite. It is the best priced unit in the building, so setup an appointment to see it ASAP.

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250674  |
| Price          | \$259,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 514       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2001              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 202, 205 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P 5K4                       |

### **Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Parking             |
| Parking Spaces | 1                   |
| Parking        | Underground, Titled |
| # of Garages   | 1                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Elevator, Kitchen Island, Open Floorplan                      |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Fan Coil   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle  |
| # of Stories      | 11  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 3                   |
| Zoning         | DC (pre 1P2007)     |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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