

# \$456,789 - 1725, 222 Riverfront Avenue Sw, Calgary

MLS® #A2270553

**\$456,789**

2 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.00 Acres

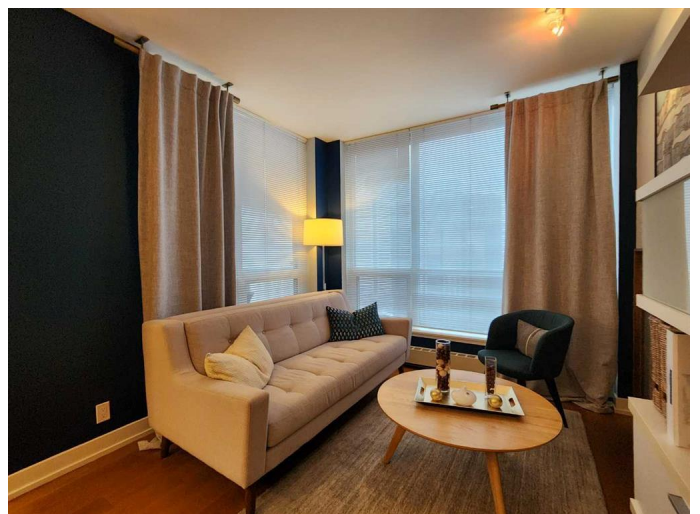
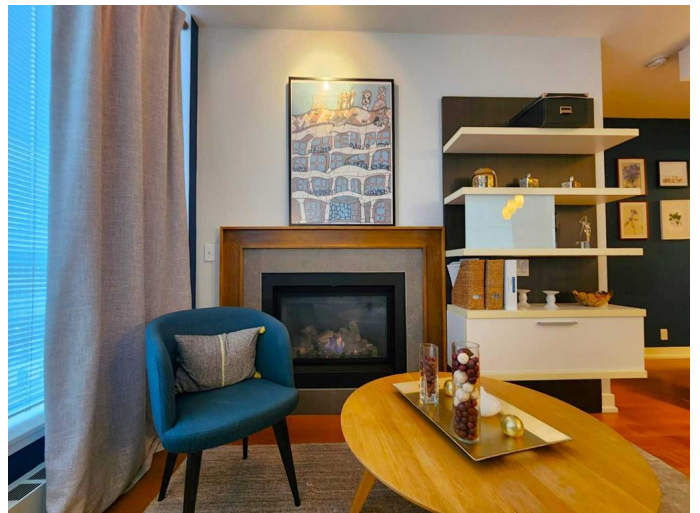
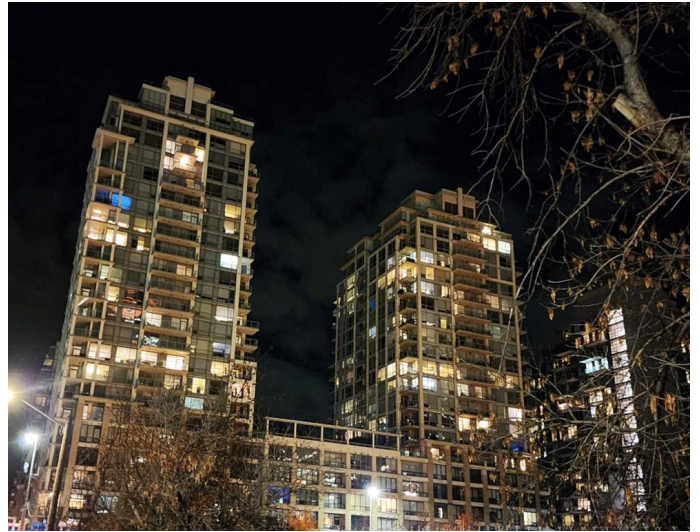
Chinatown, Calgary, Alberta

Be Home for a Luxury Christmas! This beautiful and luxurious 17th floor, 2 bedroom and 2 bath in a concrete building, will take your breath away. Flooded with beautiful light, this south east corner unit, has amazing city and river views. Very open plan with gourmet kitchen, with gas stove, quartz counters, large eating bar. South facing living room with gas fireplace. Master bedroom has a spa style suite, and dual closets. Second bedroom has a built-in murphy bed and is well located, for privacy making it ideal for a roommate. Underground parking and storage locker are included. Building amenities include a fitness center (weight, cardio equipment and jacuzzi tub), social room, theatre, and of a concierge desk. Lots of visitor parking for friends and family. Prime Eau Claire location steps for coffee shops, restaurants, shopping, river walkways, bike paths, restaurants, downtown nightlife, and transit. Immediate possession. Furniture negotiable. Book your private showing today and take advantage of the renovation special pricing.

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2270553  |
| Price     | \$456,789 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 826               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1725, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 0X2                        |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Sauna, Snow Removal |
| Parking Spaces | 1                                                            |
| Parking        | Assigned, Underground                                        |
| # of Garages   | 1                                                            |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                               |
| Appliances        | Dishwasher, Washer/Dryer Stacked, Built-In Refrigerator, Built-In Gas Range |
| Heating           | Baseboard, Natural Gas                                                      |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric, Living Room                                                       |
| # of Stories      | 22                                                                          |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Construction      | Concrete, Glass   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 5                   |
| Zoning         | mc1                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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