

# \$279,000 - 538, 222 Riverfront Avenue Sw, Calgary

MLS® #A2217189

**\$279,000**

1 Bedroom, 1.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

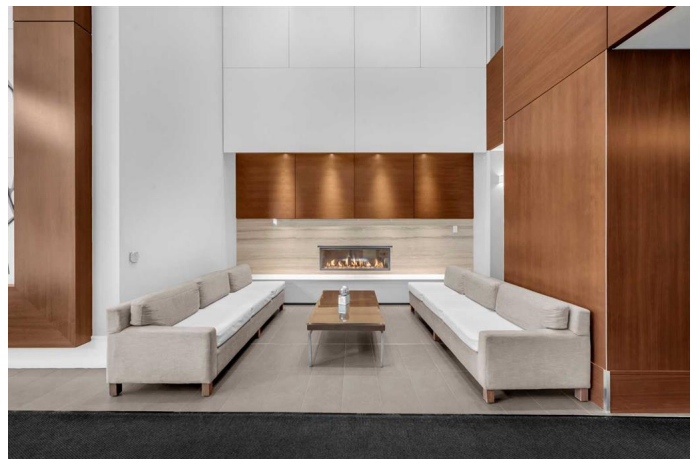
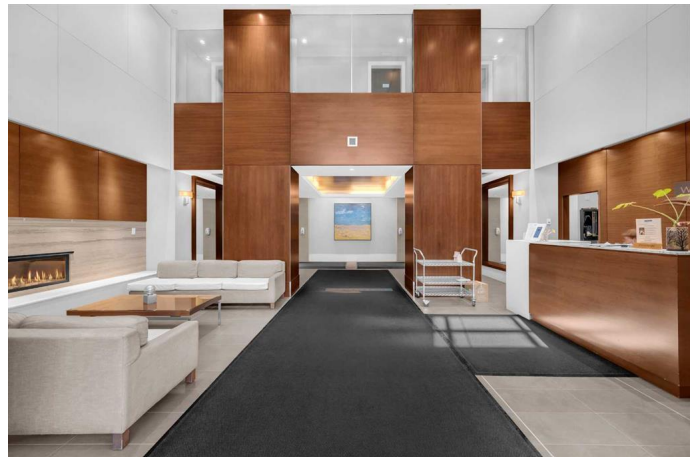
WELL BELOW CITY ASSESSMENT VALUE |  
CONVENIENT LOCATION | UNDERGROUND  
PARKING | IN-UNIT LAUNDRY | MODERN  
LIVING | FRESH RENOVATION |

Welcome to the ultimate bachelor pad in Calgary's coveted Riverfront community! This stylish downtown condo offers the perfect blend of modern design, urban convenience, and low-maintenance living, ideal for the professional on the go.

Step inside and be greeted by contemporary finishes that set the tone for sleek city living. A 3-piece bathroom by the foyer ensures convenience, while the studio-style bedroom with dual closets provides smart storage without sacrificing space. In-unit laundry means no wasted time at laundromats—just toss in your clothes and go.

The heart of this condo is the bright, open-concept kitchen, featuring a chic design and built-in appliances, perfect for hosting or meal prepping before a night out. The adjacent living space is effortlessly stylish, with a bold accent wall that adds personality and makes an impression.

And let's talk location—because this is what truly sets this condo apart. Living in Riverfront means you're just steps from the Bow River, where morning runs and evening walks offer a break from the city's



hustle. Walk to Calgary's best bars, coffee shops, and restaurants, or hop on your bike and explore the river pathways—this is a lifestyle built for those who thrive in the heart of it all.

With a secure underground parking stall and extra storage, this condo is the perfect lock-and-leave option for someone who wants to work hard, play hard, and live without limits. Condo fee includes just about everything aside from electricity.

Don't just live in the city—own it. Excellent views from the condo! Book your private viewing today!

Built in 2013

### Essential Information

MLS® #	A2217189
Price	\$279,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	513
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	538, 222 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0X2

## Amenities

Amenities	Elevator(s), Parking, Party Room, Visitor Parking, Fitness Center
Parking Spaces	1
Parking	Heated Garage, Underground

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Elevator
Appliances	Built-In Oven, Microwave, Range Hood, Washer/Dryer, Built-In Gas Range
Heating	Central
Cooling	Central Air
# of Stories	22

## Exterior

Exterior Features	None
Construction	Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	DC

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.