

# \$399,900 - 503, 205 Riverfront Avenue Sw, Calgary

MLS® #A2204303

**\$399,900**

2 Bedroom, 1.00 Bathroom, 793 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

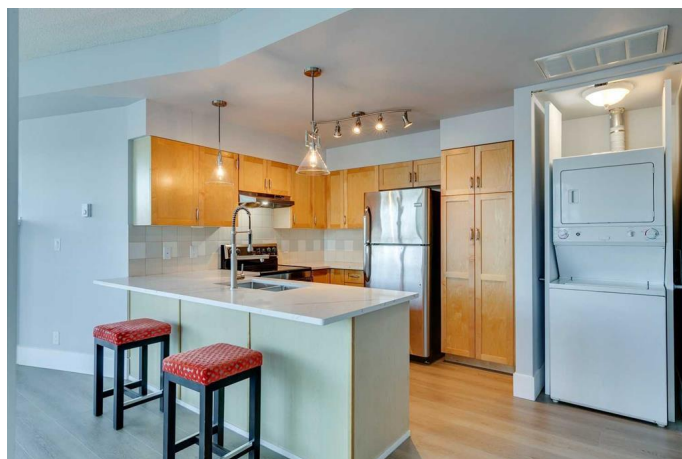
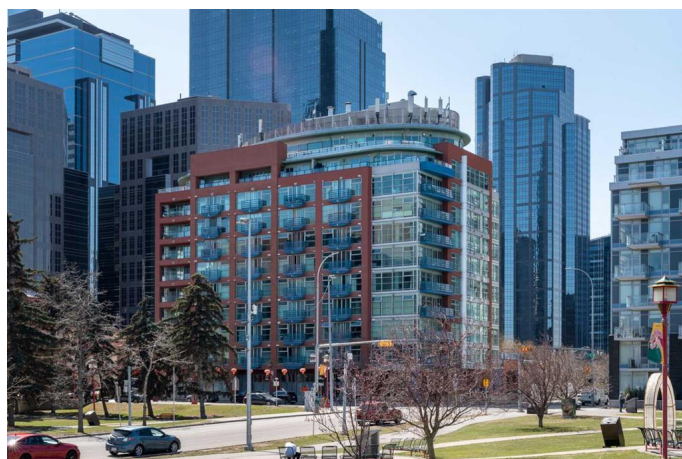
**\*\* Open House, Sat, April 26, 2-4pm \*\***

Experience urban living at its best in this rarely available, northeast corner unit at 205 Riverfront. This modern and sleek 793 sq ft residence offers breathtaking panoramic views of the Bow River, Centre Street Bridge, Sien Lok Park, and the dynamic downtown skyline.

Step into a space bathed in natural light, thanks to floor-to-ceiling wrap-around windows. The open-concept living area, warmed by a gas fireplace, seamlessly integrates with a stylish kitchen featuring brand-new quartz countertops and stainless-steel appliances. The versatile second bedroom or private den, a unique feature, provides an ideal and flexible work-from-home space. The spacious north-facing balcony extends your living space outdoors, offering a private retreat with stunning vistas.

Indulge in the luxurious 4-piece ensuite bathroom, complete with new quartz countertops. The entire unit has been freshly painted and features brand-new luxury vinyl plank flooring throughout along with updated lighting.

205 Riverfront caters to an active lifestyle, placing you directly across from the scenic Bow River pathways. Enjoy the convenience of a 24-hour concierge and a titled underground heated parking stall. This is your opportunity to



own a rare gem in one of the city's most sought-after locations. Call today.

Built in 2001

### **Essential Information**

MLS® #	A2204303
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	793
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	503, 205 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0A9

### **Amenities**

Amenities	Elevator(s), Other, Playground, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	11

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	34
Zoning	DC

## Listing Details

Listing Office	Real Broker
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