

# \$298,800 - 538, 222 Riverfront Avenue Sw, Calgary

MLS® #A2197966

**\$298,800**

1 Bedroom, 1.00 Bathroom, 513 sqft  
Residential on 0.00 Acres

Chinatown, Calgary, Alberta

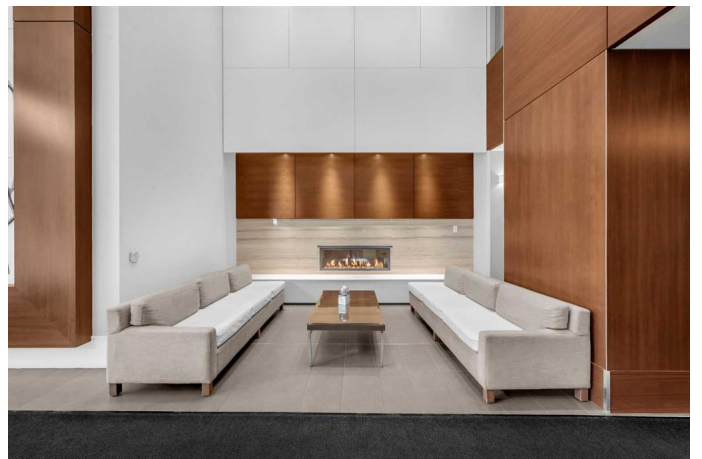
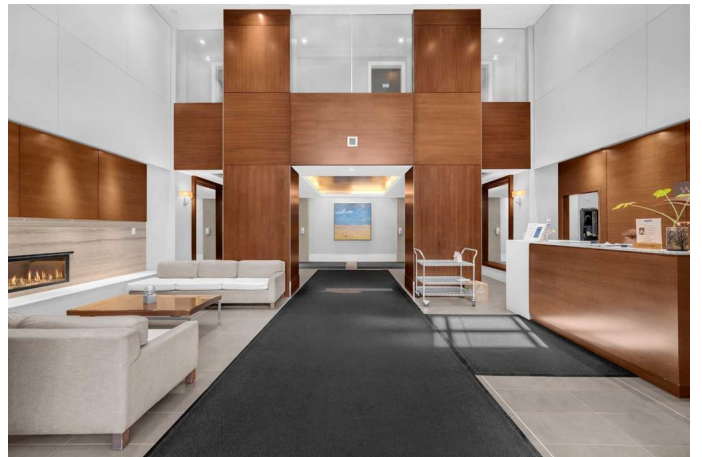
| CONVENIENT LOCATION |  
UNDERGROUND PARKING | IN-UNIT  
LAUNDRY | MODERN LIVING | FRESH  
RENOVATION |

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® #	A2197966
Price	\$298,800
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), Fitness Center, Parking, Party Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground

## Interior

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

## Exterior

Exterior Features	None
Construction	Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	52
Zoning	DC

## Listing Details

Listing Office	Real Broker
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