

# \$305,000 - 406, 205 Riverfront Avenue Sw, Calgary

MLS® #A2253011

**\$305,000**

1 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

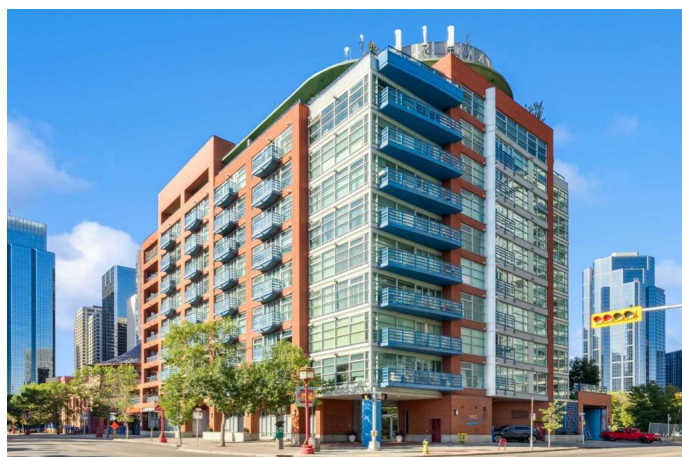
OPEN HOUSE SATURDAY, SEPTEMBER 20th FROM 1:00PM - 3:00PM!!! Experience downtown living at its finest in this elegant 1 bedroom, 1 bathroom condo. Breathtaking Bow River views combine sophistication and comfort in this coveted location.

Floor-to-ceiling windows and an open layout create a bright, spacious atmosphere. The kitchen features maple cabinetry, a breakfast bar, and dining area, while the living room is highlighted by a gas fireplace and private balcony. The large bedroom includes a walk-in closet and access to a spa-inspired 4-piece bathroom with soaker tub. A versatile den, in-suite laundry, air conditioning, and titled heated underground parking complete the package. Extensive upgrades throughout the unit include quartz countertops, new flooring, paint, new stove, new washer and dryer, and new light fixtures throughout. Just steps from Bow River pathways, East Village, premier restaurants, shopping, and theatres, this condo offers a prestigious lifestyle in one of the city's most desirable locations.

Built in 2001

## Essential Information

MLS® #	A2253011
Price	\$305,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	790
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	406, 205 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1Z1

### **Amenities**

Amenities	Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground, Titled

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	10

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	August 31st, 2025
Days on Market	15
Zoning	DC (pre 1P2007)

## **Listing Details**

Listing Office	CIR Realty
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