

# \$285,000 - 548, 222 Riverfront Avenue Sw, Calgary

MLS® #A2257609

**\$285,000**

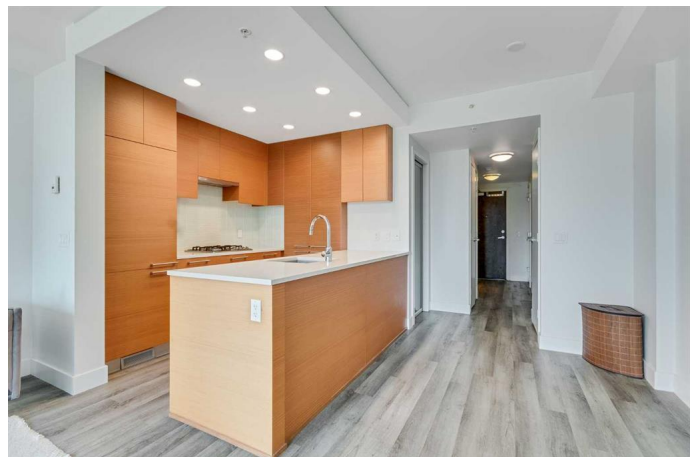
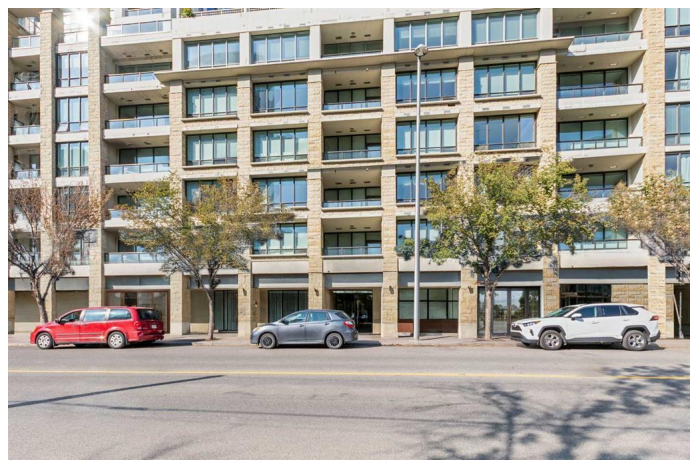
1 Bedroom, 1.00 Bathroom, 538 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to the "Waterfront," where modern style meets unbeatable convenience in the heart of downtown Calgary. This west-facing unit is designed for those who want to live, work, and play all within steps of their front door. Inside, the open-concept floor plan is bright and inviting, highlighted by large windows that let in plenty of natural light. A built-in desk along the wall adds a practical touch—perfect for working from home or staying organized. The kitchen features sleek quartz countertops, stainless steel appliances, and plenty of cabinet space for storage. The bedroom is a comfortable retreat, paired with a stylish 4-piece bathroom that includes a stand-up glass shower. You'll also enjoy central A/C, in-suite stacking laundry, and a natural gas BBQ line for year-round grilling. The building itself offers an impressive list of amenities that make daily life both convenient and enjoyable. Take advantage of the 24-hour concierge, fitness centre, hot tub, steam room, theatre room, car wash bay, guest suites, and the private outdoor courtyard—a rare perk in the downtown core. When it comes to location, it doesn't get much better. You're just steps to Calgary's best restaurants, coffee shops, and amenities, with Princes Island Park practically in your backyard for riverside walks and outdoor festivals. The highly anticipated Eau Claire Plaza redesign is underway right next door, adding even more vibrancy to this already dynamic community.

Rounding out the package is one assigned



underground parking stall and a secure storage locker. Whether youâ€™re a professional looking to be close to work, someone seeking a low-maintenance lifestyle, or an investor in Calgaryâ€™s urban market, this home delivers the perfect balance of comfort and downtown energy.

Built in 2010

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257609          |
| Price          | \$285,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 538               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 548, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P 0X2                       |

**Amenities**

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Guest Suite, Other, Party Room, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage |
| Parking Spaces | 1                                                                                                                                                           |
| Parking        | Assigned, Heated Garage, Parkade, Stall, Underground                                                                                                        |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Quartz Counters                                                |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                            |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 26                                                                                               |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Concrete, Stone, Stucco |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 4                    |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.