



**1526, 222 Riverfront Avenue SW, Calgary, Alberta - \$375,000**



Main Photo

## Property Description

Welcome to the Waterfront Condos in Eau Claire, Calgary's premier address where riverfront living meets downtown sophistication. This 1-bedroom + den home combines modern design, executive comfort, and city convenience with captivating views of the Bow River and skyline. Step inside to an open-concept layout with quiet concrete construction and premium finishes throughout. The chef's kitchen features integrated appliances — Sub-Zero fridge with dual freezer, Electrolux gas cooktop and dishwasher, built-in Panasonic microwave — framed by sleek granite counters. Floor-to-ceiling windows flood the living space with natural light, opening to a generous 140 sq ft balcony — perfect for morning coffee or evening wine with city lights as your backdrop. The den provides an ideal work-from-home retreat, complete with a cozy

gas fireplace for added ambiance. The primary bedroom offers a walk-through closet and spa-style ensuite with soaker tub for end-of-day relaxation. At Waterfront, you'll enjoy over 6,000 sq ft of amenities: a state-of-the-art fitness centre, yoga studio, hot tub and sauna, private cinema, owner's lounge, concierge, and secure underground parking. A large 5x10 storage locker is also included. Step outside and you're minutes from river pathways, Princess Island Park, boutique dining on Stephen Ave, grocery stores, and the C-Train for an easy commute. Schedule your private viewing today — and experience the best of downtown Calgary living at the Waterfront.

## REALTOR Referral

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