

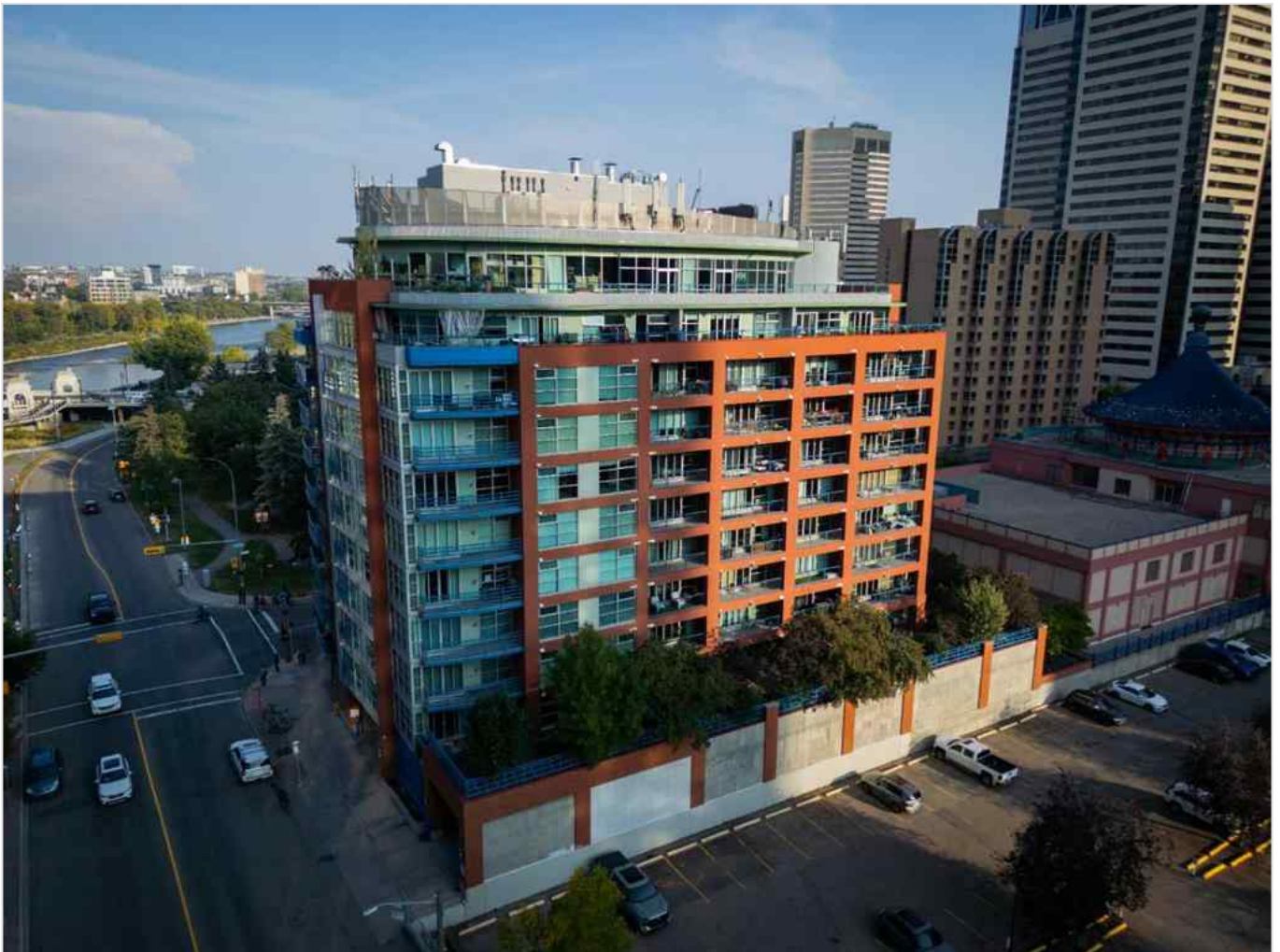


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712, 205 Riverfront Avenue SW, Calgary, Alberta - \$259,900



Main Photo

Property Description

Turn-Key Downtown Living for \$259,900. Looking for a bright, welcoming place right in the middle of it all? This sunny, west-facing one-bedroom condo in Eau Claire checks every box. With over 600 square feet of open-concept living, it feels larger than it is thanks to an abundance of natural light and a smart, functional layout. Enjoy a large west-facing balcony perfect for soaking up the evening sun, a versatile eating nook/den that can double as an office or reading space, and a kitchen with an eat-up bar that makes entertaining easy. You'll also appreciate in-suite laundry, 9' ceilings, air conditioning, titled underground



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parking, and unique architectural touches that give the home extra character. Step outside and you're on the Bow River pathway system, steps from Prince's Island Park and surrounded by downtown Calgary's restaurants, shops, and amenities. All of this for \$259,900—and if you're thinking investment, this is perfect for executive rentals. Close to the larger companies downtown, plus furniture and household items are negotiable, making it a true walk-in, turn-key opportunity.

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