

# \$449,000 - 825, 222 Riverfront Avenue Sw, Calgary

MLS® #A2251222

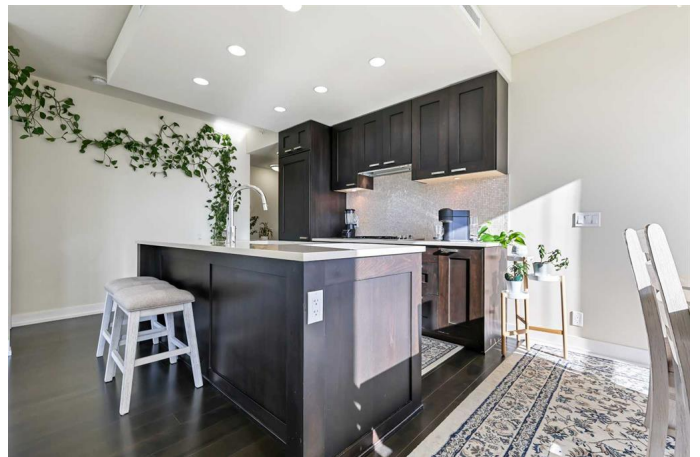
**\$449,000**

2 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

Welcome to this stunning corner unit in the highly sought-after tower on Riverfront Avenue, where luxury and convenience meet in one of the city's most desirable locations. Perched on the eighth floor, this residence is flooded with natural light thanks to its expansive south and east-facing windows, creating a bright and inviting atmosphere throughout the day. Step inside to discover an open-concept layout that blends modern design with everyday functionality. The gourmet kitchen is a true showstopper, featuring top-of-the-line built-in appliances, sleek cabinetry, and high-end finishes—perfect for both everyday meals and entertaining. The seamless flow from the kitchen to the dining and living areas makes this home ideal for hosting or simply enjoying your space in style. This unit offers two generous bedrooms, making it perfect for families, roommates, or those in need of a dedicated home office. The primary suite is paired with a beautifully appointed ensuite, while a second full bathroom adds both convenience and flexibility. With ample storage space integrated throughout, you'll appreciate the thoughtful design that maximizes functionality without sacrificing elegance. Beyond your private retreat, residents of this prestigious tower enjoy access to an array of premium amenities including a state-of-the-art fitness centre, guest suite, party room, recreation facilities, and secured parking. Whether you're



looking to stay active, entertain guests, or simply relax, this building provides everything you need for a modern urban lifestyle. Located in the heart of the city along Riverfront Avenue, youâ€™ll love being just steps away from shopping, dining, cultural attractions, and beautiful river pathways. Donâ€™t miss the opportunity to make this sophisticated home yoursâ€”schedule your private showing today.

Built in 2010

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251222          |
| Price          | \$449,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 830               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 825, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P 0X2                       |

**Amenities**

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Recreation Room, Secured Parking, Storage, Trash, Guest Suite, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                             |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Secured, Underground, Covered                                     |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Storage               |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Forced Air, Natural Gas                                                                                     |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Family Room, Gas                                                                                                       |
| # of Stories      | 22                                                                                                                     |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Roof              | Tar/Gravel                   |
| Construction      | Concrete, Metal Frame, Stone |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 15                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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.