

# \$404,900 - 812, 222 Riverfront Avenue Sw, Calgary

MLS® #A2256681

## \$404,900

2 Bedroom, 2.00 Bathroom, 800 sqft  
Residential on 0.00 Acres

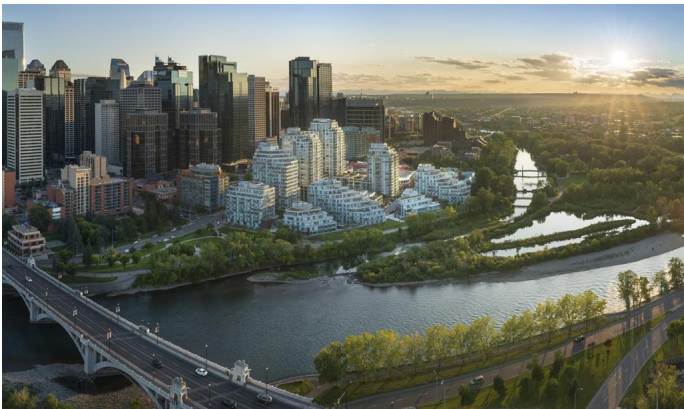
Chinatown, Calgary, Alberta

Enjoy breathtaking river views each morning in this exquisite home. The expansive primary bedroom features a lavish five-piece ensuite, offering a serene retreat. Unwind by the cozy fireplace, creating a warm ambiance for quiet evenings. The gourmet kitchen, equipped with top-of-the-line appliances, is perfect for culinary enthusiasts. Enjoy premium amenities, including a cutting-edge fitness center, relaxing hot tub and sauna, a vibrant recreation room, and a private movie theater. With ample visitor parking, 24/7 security, and dedicated concierge service, convenience is at your doorstep. Best of all, you're steps away from the +15 walkways, connecting you to downtown with ease, no matter the weather. This is more than a home—it's a lifestyle. Rest easy knowing this property was unaffected by the 2013 floods, ensuring peace of mind in your new sanctuary.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256681  |
| Price          | \$404,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 800       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 812, 222 Riverfront Avenue Sw |
| Subdivision | Chinatown                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | t2p0w3                        |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Car Wash, Sauna |
| Parking Spaces | 1                                                                                                                                                                                  |
| Parking        | Assigned, Parkade, Stall, Underground                                                                                                                                              |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home     |
| Appliances        | Dishwasher, Microwave, Washer/Dryer, Window Coverings, Built-In Refrigerator, Gas Range |
| Heating           | Baseboard, Forced Air, Hot Water, Natural Gas                                           |
| Cooling           | Central Air                                                                             |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas                                                                                     |
| # of Stories      | 23                                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete, Stone       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 57                   |
| Zoning         | DC (pre 1P2007)      |

**Listing Details**

Listing Office                      The Real Estate District

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.