



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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812, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2256681



\$404,900

Heating:	Baseboard, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 799
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home		
Inclusions:	Bidet		

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.