

**449, 333 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2175873**



**\$399,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 810
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

**Highlights:** New Paint, New Flooring and New Appliances!!! Located in the center of Calgary's bustling downtown, this TOP FLOOR UNIT is a magnificent haven where contemporary living and urban conveniences coexist. An excellent value for the money! You'll be welcomed by a pleasant, open floor plan with nine-foot ceilings that enhance the feeling of light and space, making it a welcoming location for entertainment and leisure. After a long day, the kitchen and dining areas provide a comfortable space to relax. The apartment has two bedrooms, two bathrooms, and a convenient laundry area. Enjoy your morning coffee, evening cocktail, or summertime barbecues by stepping out onto your private balcony. There is one underground parking space included with the property. With a Superstore only a short stroll away, convenience is right at your door. Just a short distance from your front door, you can explore the grandeur of the Bow Valley River or enjoy the many local facilities, like the LRT, YMCA, Bow Valley College, Princess Island Park, Chinatown, Eau Claire Market, and a variety of eateries and retail establishments. Being in the center of downtown Calgary is a terrific location for an investor or for someone looking to buy a house!