

# \$278,800 - 538, 222 Riverfront Avenue Sw, Calgary

MLS® #A2259694

**\$278,800**

1 Bedroom, 1.00 Bathroom, 513 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Incredible Downtown lifestyle unit in a breathtaking riverfront location in the heart of Calgary's Downtown. Easily one of the best locations possible for Downtown living. Situated in an upscale building right on the river, the photos speak for themselves! With a Walkscore of 98, leave the car at home. Calgary's intricate river pathway system gets you anywhere in the core with little effort or time, take advantage of scooter and bike lanes as well as the natural beauty of the river valley. Immaculately maintained one bedroom, one bathroom unit with full central A/C, upscale finishes, built-in european appliances, & unobstructed awe-inspiring views of Calgary's Downtown skyline. Resort style amenities including concierge, full fitness facilities, hot tub, movie theatre, social lounges, multiple rooftop outdoor lounges, & sauna! Full underground parking, storage locker, car wash, & security. Makes an incredible investment property or residence. Located directly across from the brand new Eau Claire Plaza which is a brand new \$47 Million development by the City of Calgary featuring state of the art public park spaces, riverside terraces, a new market street, and multi-use plaza with spray-park. Unmatched residential value in Calgary's vibrant Downtown.

Built in 2013

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2259694          |
| Price          | \$278,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 513               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 538, 222 Riverfront Avenue Sw |
| Subdivision | Eau Claire                    |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2P0X2                        |

### Amenities

|                |                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Party Room, Picnic Area, Recreation Facilities, Roof Deck, Secured Parking, Spa/Hot Tub, Visitor Parking, Game Court Interior, Recreation Room |
| Parking Spaces | 1                                                                                                                                                                                          |
| Parking        | Heated Garage, Stall, Underground                                                                                                                                                          |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island                                                                        |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator |
| Heating           | In Floor                                                                                                                    |
| Cooling           | Central Air                                                                                                                 |
| # of Stories      | 22                                                                                                                          |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | None     |
| Construction      | Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 13                   |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

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

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