

# \$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, Game Court Interior, Park, Parking, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Roof Deck, Secured Parking, Visitor Parking, Spa/Hot Tub |
| 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, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings |
| 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 | 32                   |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.