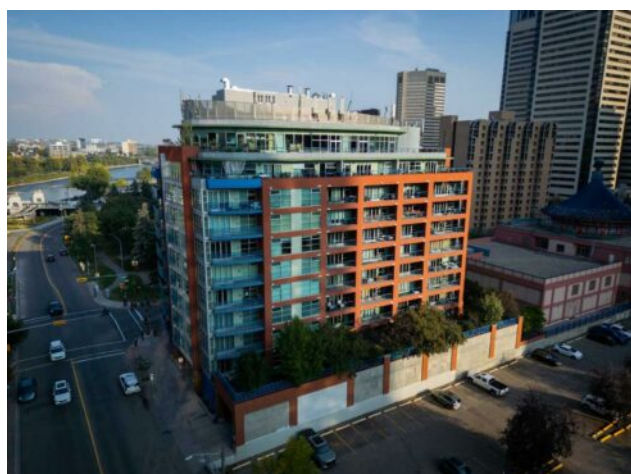


**712, 205 Riverfront Avenue SW
Calgary, Alberta**

MLS # A2258212



\$259,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Being sold fully furnished with all furniture and housewares

Turn-Key Downtown Living for \$259,900 Looking for a bright, welcoming place right in the middle of it all? This sunny, west-facing one-bedroom condo in Eau Claire checks every box. With over 600 sq. ft. of open-concept living, it feels larger than it is thanks to an abundance of natural light and a smart, functional layout. Enjoy a large west-facing balcony perfect for soaking up the evening sun, a versatile eating nook/den that can double as an office or reading space, and a kitchen with an eat-up bar that makes entertaining easy. You'll also appreciate in-suite laundry, 9' ceilings, air conditioning, titled underground parking, and unique architectural touches that give the home extra character. Step outside and you're on the Bow River pathway system, steps from Prince's Island Park and surrounded by downtown Calgary's restaurants, shops, and amenities. All of this for \$259,900—and if you're thinking investment, this is perfect for executive rentals. Close to the larger companies downtown, plus furniture and household items are negotiable, making it a true walk-in, turn-key opportunity.