

**1005, 205 Riverfront Avenue SW  
Calgary, Alberta**

**MLS # A2281295**

**\$725,000**



<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,170
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Pull Out Bed

Welcome to your dream downtown retreat, just steps from the Bow River. This fully renovated sub-penthouse offers near 1,400 square feet of beautifully designed living space, featuring 2 bedrooms and 2 bathrooms, all tucked into one of Calgary's most vibrant and walkable communities. As you enter, you're welcomed by luxury hardwood flooring that flows throughout the home, creating a seamless and contemporary feel. The open concept layout is bright, thanks to the floor-to-ceiling windows that flood the space with south facing light and offer stunning panoramic city views. The chef-inspired kitchen has been completely reimagined with sleek cabinetry, quartz countertops, an induction cooktop, and a modern hood fan. It's perfect for everything from quick breakfasts to full dinner parties. The adjoining dining and living area is anchored by a beautiful fireplace, making it a cozy yet sophisticated space to entertain or relax. The first bedroom features floor-to-ceiling windows, a large walk-in closet, and a luxuriously renovated ensuite with dual vanities and a walk-in shower. A custom wall-mounted bed adds versatility, allowing the room to transform quickly. The second bedroom is equally flexible, offering floor-to-ceiling windows, a spacious walk-in closet, and easy access to the second fully renovated luxury bathroom, complete with high-end finishes and a stunning bathtub. You will also find a spacious laundry room with built-in, high-end cabinetry that provides extra storage and space. Step outside onto your expansive 300 square foot private terrace—whether you're sipping your morning coffee, hosting friends, this outdoor space is a true extension of your living area that comes with stunning downtown views. Additional features include in-suite laundry, central A/C, secure underground parking, remote controlled blinds, and a full-time concierge.

for added peace of mind. Situated just steps from the Bow River pathways, and some of Calgary's top restaurants, caf  s, this location offers the perfect blend of nature, and convenience. Whether you're walking your dog along the river or grabbing a latte with friends, everything you need is just outside your door.