

**459, 333 Riverfront Avenue SE**  
**Calgary, Alberta**

**MLS # A2281688**

**\$325,000**



<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 955
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to Unit 459 at The Riverfront. A top-floor corner residence offering exceptional privacy and expansive views of the Bow River and downtown skyline. Positioned at the end of the building with windows on multiple exposures, this suite enjoys a quiet, elevated setting that feels distinctly removed from neighbouring units. Offered fully furnished and move-in ready, this two-bedroom, two-bathroom layout is designed for comfort and flexibility. Both bedrooms feature private ensuite bathrooms, complemented by in-suites laundry, a dedicated workspace, and a spacious balcony ideal for taking in the river and city views. With secure underground parking, elevator access, and immediate access to river pathways, transit, and downtown amenities, this home is well suited for professionals, frequent travellers, or those seeking a refined urban base with minimal upkeep. Located in one of Calgary's most walkable waterfront communities, Unit 459 blends privacy, outlook, and convenience in a setting that is increasingly difficult to replicate.