

# \$385,000 - 804, 205 Riverfront Avenue Sw, Calgary

MLS® #A2233650

**\$385,000**

1 Bedroom, 1.00 Bathroom, 791 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

OPEN HOUSE Sunday July 13th 1-3PM!

Welcome to 205 Riverfront: an immaculate condo building overlooking the Bow River and situated in the heart of Chinatown. Indulge in a rare opportunity to own a beautifully appointed 8th floor suite in one of Calgary's most desirable downtown addresses. This spacious and light-filled 1 Bed 1 Bath offers nearly 800 square feet of stylish urban living, highlighted by floor-to-ceiling windows that frame captivating views of the Bow River, Centre Street Bridge, and the vibrant city skyline. The thoughtfully designed open concept layout features a modern kitchen with granite countertops and stainless-steel appliances, seamlessly flowing into the living and dining areas—perfect for both entertaining and everyday living. A cozy gas fireplace and custom built-ins add warmth and character, while the expansive private balcony invites you to relax and take in sweeping views of the stunning surroundings. The serene bedroom retreat includes a walk-through closet and luxurious 4-piece ensuite. A versatile den upon entering is the perfect home office, fitness area, reading nook, or bonus storage space. Additional highlights include fresh paint and brand new laminate flooring throughout, central A/C and heat, in-suite laundry, and an underground parking stall in the heated parkade. Positioned directly across from the Bow River Pathway system and Sien Lok Park, and mere steps to shops in Eau Claire, Chinatown, East Village, and the Downtown



Core, this location offers unmatched convenience. Enjoy 24-hour concierge service, secure concrete construction, and easy access to the LRT, bountiful restaurants, cafes and lounges, entertainment venues, and Calgary's +15 network. Whether you're a professional, an investor, or looking to integrate into the heart of the city, this is your chance to live in a truly iconic location where comfort, style, and walkable city living meet.

Built in 2001

**Essential Information**

MLS® #	A2233650
Price	\$385,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	791
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	804, 205 Riverfront Avenue Sw
Subdivision	Chinatown
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K4

**Amenities**

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Underground, Titled

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings, Electric Range, Washer/Dryer Stacked
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	10

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	17
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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