

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

**MLS # A2228152**



**\$348,888**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 884
<b>LLD:</b>	-
<b>Zoning:</b>	CC-ET
<b>Utilities:</b>	-

**Inclusions:** Murphy bed in bedroom/den

Welcome to Unit 459 at The Riverfront — a top-floor corner suite with sweeping views of the Bow River, Calgary Tower, and downtown skyline. This 2-bedroom, 2-bathroom home enjoys a quiet, elevated position and a private balcony perfect for taking in the scenery. Inside, over 900 square feet of well-designed living space features an open-concept layout, large windows, and a cozy corner fireplace. The kitchen is equipped with stainless steel appliances, generous cabinetry, and ample prep space — ideal for both everyday living and entertaining. The primary suite includes a walk-in closet and a private 4-piece ensuite, while the second bedroom offers flexibility for guests, a home office, or studio. A second full bath, in-suite laundry, and extra storage add to the home's functionality. With secure underground parking, elevator access, and a prime location steps from river pathways, green spaces, cafes, and Calgary's best urban amenities, this is a thoughtfully positioned home that blends city living with everyday ease.