

# \$299,900 - 349, 333 Riverfront Avenue Se, Calgary

MLS® #A2224279

**\$299,900**

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to this bright and beautiful corner unit, flooded with natural light and offering expansive views of the Bow River from living room, dining room, kitchen & bedroom. This home has been well cared for by the original owners and is now move-in ready for you. It offers a spacious, open layout for comfortable living and entertaining.

Kitchen has granite countertops and breakfast bar and is open to the spacious living and dining areas. Both bedrooms are generously sized. The large primary suite boasts a walk-in closet and private ensuite bathroom. Additional highlights include: in floor heating throughout, 8'™10'• ceilings, 2 full bathrooms, in suite laundry, private balcony with river views, secure building with elevator access and underground parking. Bicycle lockers and storage lockers are available in the building.

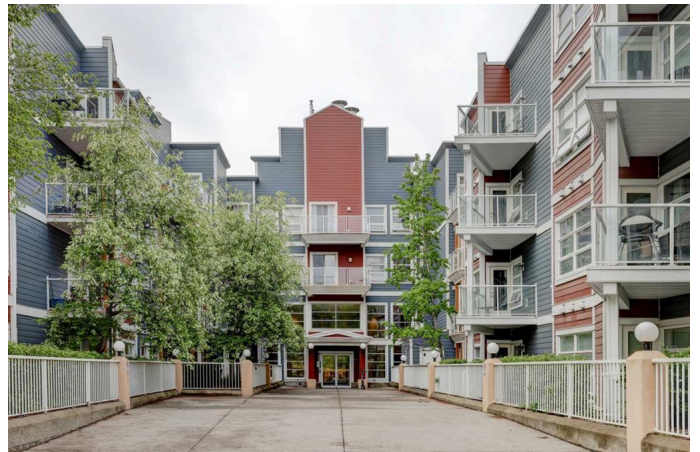
Conveniently located close to downtown, transit, groceries, shopping, restaurants and other amenities with easy access to parks and pathways, this condo truly offers the best of urban living with a serene natural backdrop. Don't miss this opportunity—schedule your private showing today!

Built in 2000

## Essential Information

MLS® # A2224279

Price \$299,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 902               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 349, 333 Riverfront Avenue Se |
| Subdivision | Downtown East Village         |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2G 5R1                       |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Playground, Secured Parking, Storage, Trash, Visitor Parking                                                                                                 |
| Parking Spaces | 1                                                                                                                                                                               |
| Parking        | Assigned, Concrete Driveway, Covered, Garage Door Opener, Heated Garage, Parkade, Stall, Underground, Electric Gate, Gated, Garage Faces Side, Heated Driveway, Permit Required |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Soaking Tub |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range, Range Hood, Refrigerator, Washer, Window Coverings                                                |
| Heating           | In Floor, Fireplace(s)                                                                                                                         |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Electric, Living Room, Mantle, Tile, Glass Doors                                                                                               |
| # of Stories      | 4                                                                                                                                              |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, Playground            |
| Roof              | Tar/Gravel                     |
| Construction      | Cement Fiber Board, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 73             |
| Zoning         | CC-ET          |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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