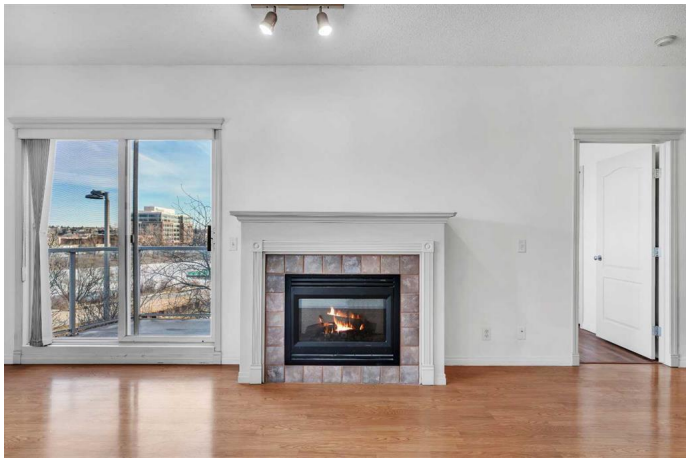
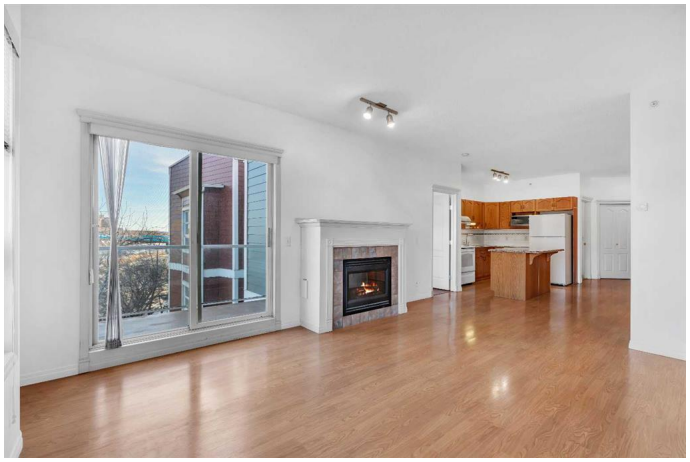
$375,000 - 453, 333 Riverfront Avenue Se, Calgary

MLS® #A2199125

$375,000
2 Bedroom, 2.00 Bathroom, 975 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta





RARE TOP-FLOOR NEARLY 1000 SQFT 2-BED/2-BATH CONDO STEPS TO BOW RIVER PATHWAY IN DOWNTOWN CALGARY! Imagine stepping out your front door and onto the Bow River Pathway, where morning jogs, sunset strolls, and the calming sound of the river become part of your everyday routine! Welcome to #453 333 Riverfront Ave SE, a RARE find in Downtown East Village with 975 SQFT, 2-beds, 2 full baths and grand fireplace! If you've been searching for a spacious home with UNBEATABLE RIVER VIEWS, an open-concept layout, and walkability to Calgaryâ€™s best urban amenitiesâ€”this is it! Step inside to a bright and expansive open-concept layout, where large windows let in breathtaking views of the Bow River right from your living room. A cozy gas fireplace adds warmth and charm, making it the perfect space to relax after a long day. Sliding doors lead to your private balcony, where you can enjoy your morning coffee while taking in the serene waterfront scenery. The kitchen acts a central hub and provides ample cabinet storage and an island for food prep. A dedicated dining area provides additional space for sit-down meals with lots of leg room, making this home ideal for entertaining. The primary bedroom is a complete retreat, offering plenty of space for a king-sized bed, a large walk-in closet, and a private 4-piece ensuite. The second bedroom is also spacious and versatile, making it perfect for guests, a home

office, or a roommate setup, with a second full 4-piece bathroom conveniently located just across. This unit also has a dedicated laundry area with in-suite washer and dryer for ease, while the underground parking stall ensures youâ€™ll never have to worry about street parking or cleaning off your car in the winter! Living in this well-managed building, you can enjoy instant access to all of the best of premium amenities in Downtown Calgary including the most prestigious the Bow River Pathway and other walking, biking, or jogging trails right outside your doorâ€”a true rarity! Located in one of the best spots in the city, youâ€™re also just steps away from Princeâ€™s Island Park, Olympic Plaza (Renovations underway!), the Calgary Tower, Central Library, and the CORE Shopping Centre. Spend your weekends exploring East Villageâ€™s vibrant dining and shopping scene, catch a show at the BMO centre or walk down to the bustling 17th Ave dining & nightlife scene. Commuting is a breeze with quick access to transit, Memorial Drive, and Deerfoot Trail, plus added BONUS of the LRT rail with free fare downtown, putting the entire city at your fingertips. Jumping in the car: Airport is a 19 min drive (16.7KM), & Banff is a 1hr 26 min drive (128KM).

Built in 2000

Essential Information

MLS® #	A2199125
Price	$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	975
Acres	0.00
Year Built	2000
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	453, 333 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R1

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground, Assigned

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 7th, 2025
Days on Market	45
Zoning	CC-ET

Listing Details

Listing Office RE/MAX First

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