

1403, 550 Riverfront Avenue SE
Calgary, Alberta

MLS # A2226229



\$315,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	546 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this stunning 14th-floor one-bedroom, 1.5 bathroom condo in the highly sought-after First building, located in the heart of Downtown East Village. Enjoy breathtaking views of the Bow River from the comfort of your home! This unit features modern design and style, including: Laminate flooring throughout, Full-height, high ceilings for an open, airy feel, and central air conditioning to keep you comfortable year-round. The kitchen is equipped with built-in stainless steel appliances, a separate island, quartz countertops, and plenty of storage with full-height two tone cabinets. The living room is perfectly situated next to a private balcony, ideal for soaking in the spectacular river views. The bedroom features floor-to-ceiling windows, a 4-piece ensuite, and a spacious walk-in closet. Also included is a separate laundry closet with high end washer and dryer. This unit also comes with a titled parking stall and an assigned storage locker for added convenience. Residents of the First building enjoy a wealth of amenities, including a rooftop patio, fitness center, yoga room, conference and party rooms, concierge service, courtyard, private kitchen, and a billiard room. Just steps from the Bow River, walking and biking paths, the public library, and a host of dining, shopping, and entertainment options, this condo offers the perfect blend of urban living and natural beauty.