

**1004, 550 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2171084



\$299,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	501 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home, Quartz Counters, Recreation Facilities		

Inclusions: none

Discover urban living at its finest in this stunning 1-bedroom condo located in the heart of downtown East Village. With breathtaking west-facing views, this unit is designed for both comfort and style. Enjoy the elegance of luxury vinyl plank flooring throughout, sleek quartz countertops, and stainless steel appliances in the modern kitchen. The spacious primary bedroom features dual closets for ample storage, while the private balcony offers a peaceful retreat with gorgeous sunset views. Convenience is at your fingertips with in-suite laundry, a titled underground parking stall, and an assigned storage locker. The building boasts top-tier amenities, including a rooftop patio, fitness center, party/games room, and concierge services. You'll be immersed in the vibrant East Village lifestyle, steps away from the Bow River pathways, trendy shops, cafes, and parks. Whether strolling along the river or enjoying a cozy night in, this property delivers the perfect balance of luxury and location. Contact me today for a viewing—this opportunity won't last long.