

**303, 550 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2177823



\$369,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	693 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 689
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Tv Wall Mount x2, Garage Remotes x2

Welcome to #303 in the First East Village Building. This is arguably one of the most unique units in the building as it features nearly 300 Sq.Ft of dedicated outdoor space with a gas line, essentially giving you a back yard in the sky. This is very rare for downtown or condos in general. This is a modern unit with a bright functional floor plan complimented by new light laminate flooring and sleek quartz countertops throughout. This is a 2 bed, 2bath unit with large floor to ceiling windows, high ceilings and access to your outdoor space for indoor/outdoor living. This kitchen offers plenty of space for food prep and dining with the dual-purpose island. You will enjoy your upgraded stainless-steel appliances. In the primary suite you can comfortably fit a queen size or king size bed (as photographed) and in your second bedroom you have enough space for guest or kids while still having enough room for an office space. This unit is air conditioned for comfort in those hot summers. The building itself features a roof top balcony, BBQ, Party room, guest suite, Pool Table and Conference area which can be booked for your enjoyment. This unit comes with one underground parking stall and a dedicated storage locker. This is a prime location giving you access to the Riverwalk, path systems, the Calgary Zoo, dog parks, community gardens and soon to be built pickle ball court. You are walking distance from the grocery store, coffee shops, bistros and other amenities. Best of all you have some the quickest access in and out of downtown via 6th Ave or memorial drive.