

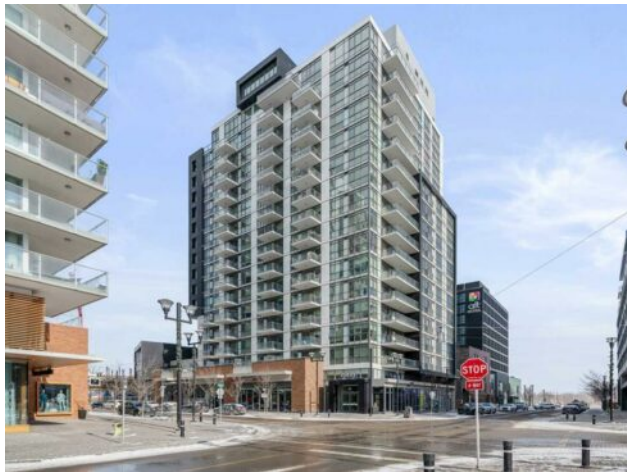


GRASSROOTS
REALTY GROUP

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**1106, 550 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2228612



\$319,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	TV wall mount		

Looking for a home that matches your ambition and energy? Welcome to FIRST, located in the heart of East Village—Calgary’s most vibrant downtown community. This modern and stylish 2-bedroom + den condo offers the perfect balance of comfort, functionality, and city living for the on-the-go professional. From the moment you walk in, you’ll love the open-concept layout flooded with natural light and views of the downtown skyline. The functionally designed kitchen features sleek appliances, a moveable island with storage, and plenty of space to entertain friends or enjoy a quiet night in. The spacious primary bedroom features floor-to-ceiling windows and dual closets, leading to a contemporary 4-piece bathroom. With brand-new vinyl plank flooring, in-suite laundry, separate storage, and titled underground parking, this unit checks every box. Whether you need a dedicated home office, a creative space, or a guest room, the versatile den adapts to your needs—ideal for hybrid work or weekend hosting. Enjoy the following amenities to fit your lifestyle. Fitness centre & yoga studio, rooftop terrace, owner’s lounge, Concierge service, secure entry & visitor parking, bike storage for your commute or weekend adventures. Live steps from everything you love—river pathways, cafés, restaurants, groceries, Studio Bell, the Central Library, and public transit. Walk to work, meet friends for drinks, or explore Calgary’s most exciting neighborhood right outside your door. This is more than a condo. It’s your launchpad to everything downtown has to offer. Book your private tour today and experience urban living, redefined.