



GRASSROOTS
REALTY GROUP

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801, 550 Riverfront Avenue SE
Calgary, Alberta

MLS # A2235222



\$194,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	354 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 356
LLD:	-
Zoning:	CC-EMU
Utilities:	-

Inclusions: none

Welcome to "First"! This contemporary studio condo has great a location downtown with easy access to restaurants, shops, the bow river pathways and you can walk to work! Located on the 8th floor with wonderful city views from the floor to ceiling windows and an open layout featuring a custom built loft bed to maximize your living space. The kitchen has stainless steel appliances, under counter lighting and soft close cabinet doors. The 4 piece bath with deep soaker tub and insuite laundry complete this home. The "First" complex offers many amenities including bike storage, fitness facilities, party/social rooms, billiards room, roof top patio and more. A great unit for a 1st time buyer or an investor. Don't Miss Out!