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## 401, 550 Riverfront Avenue SE Calgary, Alberta

MLS # A2243057



\$234,900

Downtown East Village			
Residential/High Rise (5+ stories)			
Apartment-Loft/Bachelor/Studio			
354 sq.ft.	Age:	2015 (10 yrs old)	
1	Baths:	1	
Parkade, Titled, Underground			
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	Residential/Hig Apartment-Lof 354 sq.ft.	Residential/High Rise (5+ storie Apartment-Loft/Bachelor/Studio 354 sq.ft. Age:  1 Baths:	Residential/High Rise (5+ stories)  Apartment-Loft/Bachelor/Studio  354 sq.ft. Age: 2015 (10 yrs old)  1 Baths: 1

**Heating:** Water: Forced Air Floors: Sewer: Ceramic Tile, Laminate **Condo Fee:** Roof: \$ 368 **Basement:** LLD: Exterior: Zoning: CC-EMU Concrete Foundation: **Utilities:** 

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island

Inclusions: Murphy Bed and Mattress

OPEN HOUSE SUNDAY, OCTOBER 19th 1:00PM - 3:00PM!!! Welcome to FIRST—an exceptional opportunity to own in one of Calgary's most dynamic communities! This thoughtfully designed studio condo combines modern comfort with an unbeatable location. Situated on the 4th floor, enjoy stunning south-facing city views through floor-to-ceiling windows and a smart open-concept layout. The sleek, European-inspired kitchen boasts stainless steel appliances, under-cabinet lighting, and soft-close cabinetry. A stylish 4-piece bathroom with a deep soaker tub, in-suite laundry, TITLED underground parking, and separate storage locker add to the home's convenience. Located just steps from Bow River pathways, parks, shops, dining, and transit—this unit is perfect for professionals or investors. Don't miss your chance to live or invest in Calgary's premier riverside community!