



**1003, 550 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2298302



\$375,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CC-EMU
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: BALCONY TURF, MEDIA WALL, VERTICAL HERB GARDEN, TABLE UNDERNEATH HERB GARDEN, CUSTOM CABINETS IN FOYER, CUSTOM CABINETS IN MASTER BEDROOM CLOSET, CUSTOM CABINETS IN 2ND BEDROOM CLOSET

BOW RIVER VIEWS… PENTHOUSE PARTY ROOM.. STEPS TO RESTAURANTS, GYMS, DOWNTOWN AND MORE! Keep reading if you’ve been looking for an upscale 2 bed / 2 bath, river views and luxury amenities such as a penthouse lounge and gym… Plus, imagine stepping out your front door and onto the Bow River Pathway, where morning walks, bike rides, and river views become part of your everyday routine. Stepping inside, you’ll notice the front closet has custom cabinets - custom storage for all your shoes and jackets! Further in, floor-to-ceiling East-facing windows bring in tons of light and give you clear views over the river and surrounding area. Step out onto your private balcony and you’ve got a great spot for coffee with a view in the morning! Back inside & towards the kitchen, space maximizing features have been designed into the home. Kitchen island doubles as a 4 person dining table, built-in low profile appliances and a vertical herb garden/extra pantry space. The kitchen opens up to the spacious living room with built-in media wall. The master bedroom features floor-to-ceiling windows with river views and comfortably fits a queen bed with space left over. A walk-in closet with custom shelving and a 3pc bath with a walk-in shower and full-height tile surround completes this room. Around the corner is another 4pc full bath with a soaking tub and the 2nd bedroom. The 2nd bedroom has matching floor-to-ceiling windows and partial river views. All the appliances are included with the sale of this home including in-suite laundry. Also included with your new condo is the BEST parking stall on P1… No driving around in circles just to park your car, an assigned storage locker which gives you plenty of storage for large sports equipment or Christmas decorations. This luxury condo comes with a full suite of premium amenities

including a full fitness centre, dedicated yoga studio, rooftop sky lounge with panoramic views, and multiple social/entertaining spaces including a conference room—perfect for hosting, working from home, or relaxing without ever leaving the building. If you do fancy a walk, you are just steps from St. Patrick’s Island Park, the Bow River pathway system, and countless shops, restaurants, cafés, and entertainment options. Enjoy close proximity to Studio Bell National Music Centre, the BMO Centre, Saddledome, Central Library Calgary, the CORE Shopping Centre, and Calgary’s bustling downtown business district. Commuting is effortless with quick access to transit and the free fare downtown LRT zone, putting the entire city within reach. Jumping in the car: Airport is a 16 min drive (17.5KM), & Banff is a 1 hr 30 min drive (128KM).