



**1205, 550 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2298686**



**\$309,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	542 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

A true treasure in Calgary's vibrant East Village! This stunning East-facing condo offers breathtaking morning sunlight and picturesque views of the Bow River and Fort Calgary right from your private balcony. Featuring a rare 1-bedroom plus dedicated office layout, 1.5 bathrooms, and a titled underground parking stall, this 541 sq ft home perfectly balances style and function. Inside, you'll be greeted by luxury plank flooring and a modern open-concept kitchen with sleek two-tone cabinetry, quartz countertops, and a premium stainless steel gas range. The primary retreat boasts a gorgeous ensuite with a relaxing bathtub, while the extra powder room and home office space make entertaining and remote work a breeze. Residents enjoy access to premium amenities, including a fully equipped gym, yoga studio, rooftop lounge, and party room. Just steps from transit, shops, restaurants, and the scenic Bow River pathways, this condo offers unmatched value. Don't miss out on the chance to call this exceptional property your new home!