



GRASSROOTS
REALTY GROUP

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**1301, 550 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2137594



\$445,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	807 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond, Views, W		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 763
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, Open Floorplan		

Inclusions: n/a

Located just minutes from downtown along the Bow River, the East Village is one of Calgary's most vibrant areas, offering parks, river trails, supermarkets, restaurants, and shops just outside your front door. This spectacular corner unit, 2 bedroom, 2 bathroom residence boasts over 800 sq feet of sun-soaked living space with a stunning vista. The modern kitchen features ample cabinet space and white quartz countertops. The open concept space, finished with hardwood floors, is perfect for entertaining. Enjoy a glass of wine at the breakfast bar while taking in the striking view. The master bedroom is complete with a 4-piece en-suite and a walk-in closet. Additional amenities include an en-suite washer and dryer, a storage locker, and underground heated parking. Residents can also enjoy the exclusive communal lounge, gym, scenic patio, and summer barbecue area. Whether you're spending time inside or outside, you'll quickly realize that at 550 Riverfront, you really can have it all.