



802, 550 Riverfront Avenue SE  
Calgary, Alberta

MLS # A2147691



**\$375,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	585 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Natural Gas

**Floors:** Hardwood

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Kitchen Island, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 590

**LLD:** -

**Zoning:** CC-EMU

**Utilities:** -

**Inclusions:** n/a

AMAZING Views + immaculate SUN filled southwest facing CORNER unit with 2 Bed, 4 pc Bath + TWO TITLED UNDERGROUND PARKING STALLS in the heart of East Village! This 585 sqft affordable luxury condo boasts floor-to-ceiling windows + private BALCONY with unobstructed panoramic views of the Calgary Tower and downtown skyline. Just steps away from Transit, Restaurants + Shopping this CORNER unit features 9ft ceilings, A/C, in-suite laundry + storage & BBQ gas line. Open concept design w/ BRAND NEW engineered hardwood floors seamlessly integrates the living, dining, and kitchen areas, featuring ss appliances, quartz countertops, and high-gloss soft-close cabinets. Completing the unit are two good sized bedrooms, one 4 pc bath + Storage locker & TWO titled underground PARKING STALLS. Enjoy the LIFESTYLE + ALL the AMENITIES the building offers including: Gym/fitness centre, Yoga room, full-time concierge & security + 18th floor resident's lounge featuring Roof Top Patio, Party Room + Games Room. Great access to RiverWalk path along the Bow, Calgary Central Library, Stampede grounds, Transit, Coffee shops, Restaurant + Shopping and more. Exceptional Value!