



GRASSROOTS
REALTY GROUP

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1208, 550 Riverfront Avenue SE
Calgary, Alberta

MLS # A2149283



\$319,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	560 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning 1-bedroom plus large den apartment on the 12th floor at First in East Village. Perfect for home buyers, investors, and downtown lifestyle enthusiasts, this unit boasts a large bedroom with floor-to-ceiling windows, double closets, and a 4-piece ensuite. The spacious den is ideal for a second living space or home office. Enjoy breathtaking views of the downtown core and Bow River from the west-facing balcony. Additional features include underground parking, a storage area, and central A/C. The building offers a rooftop sky lounge, meeting and games room, yoga studio, and gym. Located across from the Simmons Building, this prime location is within walking distance to the river, Fort Calgary, St. Patrick's Island Park, the CTrain station, Central Library, and Superstore. Book a showing with your realtors!