



**806, 550 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2152067**



**\$322,500**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Downtown East Village                              |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                  |
| <b>Style:</b>    | High-Rise (5+)                                     |               |                  |
| <b>Size:</b>     | 568 sq.ft.   | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 554 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Metal Siding  | <b>Zoning:</b>    | CC-EMU |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting |                   |        |
| <b>Inclusions:</b> | Kitchen Island   |                   |        |

Welcome to your new home in the heart of Calgary's vibrant East Village! This stunning, upscale condo offers a perfect blend of modern design and urban living. Clean and freshly painted - you can just move in! Featuring 9.5ft ceilings and floor-to-ceiling windows, the unit is bathed in natural light, highlighting the sleek finishes and contemporary style. Enjoy the comfort of central air conditioning during warmer days. The open-concept layout includes a gourmet kitchen with high-end stainless steel appliances, quartz countertops, tile backsplash and a spacious movable island, perfect for entertaining. The living area extends to a private balcony, where you can enjoy breathtaking city views including the iconic Calgary Tower. Thoughtfully designed, every inch of this residence is maximized for efficiency and functionality. The primary bedroom boasts spacious dual closets leading to the attached 4-piece bathroom, elegantly appointed with quartz countertops, a luxurious soaker tub, and floor-to-ceiling tile. The den doubles seamlessly as a second bedroom or home office, offering exquisite versatility. For added convenience, a discreet stackable washer-dryer is nestled near the entrance. You'll appreciate the secure underground parking (including additional visitor stalls) and the separate storage locker. Residents of the prestigious First East Village enjoy access to top-notch amenities, including a state-of-the-art fitness centre, yoga room, rooftop residents lounge, and full-time concierge. The location is unbeatable, with walkable proximity to the C-Train Station, Phil & Sebastian Coffee, Charbar, Superstore, National Music Hall, and the Central Library. In addition to the already wonderful features, this is a pet friendly complex. Quick possession available. Schedule your showing today!