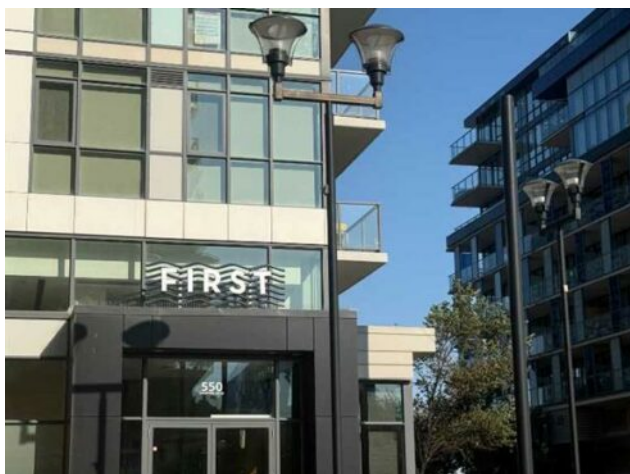


406, 550 Riverfront Avenue SE
Calgary, Alberta

MLS # A2253263



\$314,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Natural Gas

Floors: Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Elevator, Kitchen Island, Pantry, Quartz Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 572

LLD: -

Zoning: CC-EMU

Utilities: -

Inclusions: N/A

Welcome to your modern downtown retreat in East Village! This stylish 2-bedroom, 1-bath condo offers 568.94 SQ.FT. of thoughtfully designed living space, highlighted by an open-concept layout, quartz countertops, hardwood flooring, and newer appliances. With a WEST-FACING BALCONY showcasing skyline views, this home is the perfect blend of function and style. The second bedroom is flexible and can easily serve as a DEN/OFFICE or guest room, making the space adaptable to your needs. The primary bedroom features generous closet space, and the full 4-piece bathroom is designed with modern finishes. Enjoy the convenience of 1 titled underground parking stall and 1 assigned storage locker, plus the peace of mind of a secure, well-managed building. Residents have access to an impressive array of amenities, including a rooftop patio, gym, yoga room, recreation area with pool table, outdoor terrace, and a party room with kitchen—perfect for entertaining or unwinding close to home. Step outside and you’re just steps to the Bow River and RiverWalk, with easy access to transit, shopping, dining, and Calgary’s cultural landmarks. Whether you’re a first-time buyer, downsizer, or investor, this East Village condo offers unbeatable urban living in one of the city’s most vibrant communities. Schedule your showing today and see the value and lifestyle this condo has to offer!