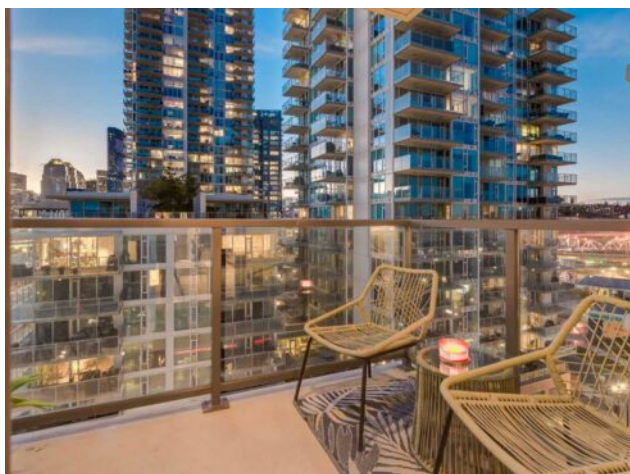


904, 550 Riverfront Avenue SE  
Calgary, Alberta

MLS # A2206022



\$285,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	492 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	Furniture
-------------	-----------

Price Reduced! This stylish 9th-floor condo in Calgary's sought-after East Village offers a blend of urban convenience and scenic beauty. With west-facing views, this bright unit overlooks the downtown skyline and Bow River, capturing Calgary's stunning sunsets. The chef-inspired kitchen features full-height cabinetry in a sleek grey and white lacquer finish, equipped with soft-close drawers and doors for ample storage. Stainless steel appliances, a spacious island with prep space, and room for casual dining make this kitchen both functional and elegant. The primary bedroom includes a modern barn door, double closets, and a four-piece ensuite. In-suite stacked washer and dryer add convenience. Enjoy a private balcony with a gas hookup ready for your BBQ needs. Additional perks include titled parking, assigned storage, and concierge/security service in the lobby. "FIRST" offers exceptional amenities like a fitness centre, meeting room, yoga studio, a rec room with a full kitchen, pool table, and a rooftop deck with breathtaking river valley views. Pet-friendly and close to parks, shopping, dining, and just a short walk to the Bow River pathways and Eau Claire, this condo provides the ideal Calgary lifestyle. All furniture is included!