



THE
A-TEAM

**RE/MAX
FIRST**

550 RIVERFRONT Avenue #1705, Calgary T2G 1E5

MLS® #: **A2102800**

Area: **Downtown East
Village**

Listing Date: **01/24/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,069**
Low Sqft:
Ttl Sqft: **1,069**

Access:
Lot Feat:
Park Feat:

Parkade, Titled

DOM

116

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete, Stucco**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Washer, Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4'9" x 10'3"
Bedroom - Primary	Main	13'10" x 10'5"
3pc Ensuite bath	Main	8'8" x 7'4"
Kitchen	Main	8'5" x 13'6"
Bedroom	Main	8'9" x 10'4"
Laundry	Main	3'2" x 3'2"
Balcony	Main	25'7" x 16'4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3'6" x 7'7"
Walk-In Closet	Main	4'2" x 6'1"
Living Room	Main	12'8" x 18'8"
Dining Room	Main	7'2" x 7'1"
Den	Main	11'7" x 7'0"
4pc Ensuite bath	Main	8'4" x 5'5"

Legal/Tax/Financial

Condo Fee:
\$984

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512745**

Remarks

Pub Rmks: **Looking for a MASSIVE patio, that comes with it's own condo? Welcome to the epitome of luxury living at "First" - where sophistication meets breathtaking views! This penthouse condo on the 17th floor is a haven of elegance with 2 bedrooms, 2.5 bathrooms, and an expansive 800+ sq. ft. balcony that will leave you awe-inspired. Step into over 1000 sq. ft. of pure opulence, where floor-to-ceiling windows frame panoramic vistas, and 10-foot ceilings create a sense of grandeur. The European-inspired modern kitchen features sleek cabinetry, a custom-designed island with a quartz countertop, and a full-sized stainless steel appliance package that's a chef's dream. The real showstopper? The balcony - an outdoor sanctuary sprawling over 800 sq. ft., offering an unparalleled space for entertaining, relaxation, and enjoying the stunning views that stretch as far as the eye can see. "First" goes beyond offering a beautiful residence; it provides a lifestyle. Two preferred titled parking spots and a storage unit add convenience to your urban living experience. The building's amenities are second to none, featuring a Rooftop Sky Lounge, meeting and games room, Yoga Studio and Residents Gym, Creative Room, and much more. Situated in a prime location, you're mere moments away from some of your favorite destinations. St. Patrick's Island, the CTrain, the New Hilton Hotel, the Future National Music Centre, Saddledome, Simmons Building, and the Riverwalk are all within easy reach. Indulge in a lifestyle of luxury, convenience, and unparalleled views at this sub-penthouse condo. "First" is not just a residence; it's a statement - your gateway to the ultimate urban living experience. Don't miss the chance to make this exceptional property your new home!**

Inclusions: **None.**
Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







