



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**550 RIVERFRONT Avenue #1007, Calgary T2G1E5**

MLS® #: **A2109672**

Area: **Downtown East  
Village**

Listing Date: **02/25/24**

List Price: **\$316,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2015**

Lot Information

City/Town:  
Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **578**  
Low Sqft:  
Ttl Sqft: **578**

DOM

**84**

Layout

Beds: **1 (1 )**  
Baths: **1.5 (1 1)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil,Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Recreation Facilities,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`2" x 3`0"
2pc Bathroom	Main	4`6" x 5`1"
Kitchen With Eating Area	Main	10`1" x 11`6"
Bedroom - Primary	Main	8`7" x 10`3"
Walk-In Closet	Main	8`7" x 5`0"

Room	Level	Dimensions
Office	Main	7`9" x 5`2"
Laundry	Main	4`7" x 3`0"
Living Room	Main	9`11" x 11`10"
3pc Ensuite bath	Main	9`0" x 4`11"
Balcony	Main	8`8" x 6`2"

Legal/Tax/Financial

Condo Fee:  
**\$554**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-EMU**

Legal Desc: **1512745**

Remarks

Pub Rmks: **Welcome to urban sophistication in the heart of Calgary's vibrant East Village! Presenting luxury and modern 1 bedroom 1.5 bathroom condo unit in the prestigious First East Village Condominiums. This meticulously designed living space, featuring sleek finishes and expansive floor-to-ceiling windows offers beautiful views of the Bow River. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, creating an inviting space for both relaxation and entertainment. The stylish kitchen boasts stainless steel appliances, quartz countertops, and ample cabinet space, perfect for the culinary enthusiast. Retreat to the relaxing bedroom oasis, complete with generous walk-in closet, and an ensuite bathroom for added convenience. The ensuite bathroom features modern fixtures and a walk-in shower. This condo also offers in suite laundry and an additional half bathroom, ideal for guests and entertaining. Enjoy morning coffee or evening cocktails on your private balcony, soaking in the energy of downtown Calgary. Residents will enjoy exclusive access to a range of amenities, including a fitness center paired with yoga studio, a roof top sky lounge with spectacular views, entertainment and party room with pool table. The unit also includes a titled underground parking and a larger storage room. With a walk score of 98, you're just steps away from boutique shops, trendy restaurants, grocery stores, entertainment centers and the scenic Bow River pathways. Whether you're a young professional seeking convenience or an investor looking for a prime rental opportunity, this condo offers the perfect blend of style, comfort, and location. Don't miss out on your chance to own a piece of Calgary's most sought-after neighbourhood. Schedule your private viewing today and make this stunning condo your new urban retreat!**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

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











