



THE
A-TEAM

**RE/MAX
FIRST**

550 RIVERFRONT Avenue #408, Calgary T2G 1E5

MLS® #: **A2122857**

Area: **Downtown East
Village**

Listing Date: **04/15/24**

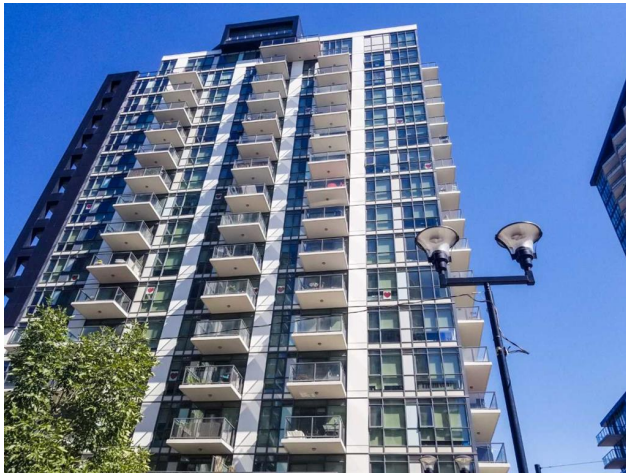
List Price: **\$312,500**

Status: **Active**

County: **Calgary**

Change: **-\$27k, 04-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **572**
Low Sqft:
Ttl Sqft: **572**

DOM

34
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`1" x 5`5"
4pc Bathroom	Main	7`10" x 5`5"
Bedroom - Primary	Main	9`8" x 8`10"
Kitchen With Eating Area	Main	11`8" x 10`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	10`5" x 8`6"
Walk-In Closet	Main	5`3" x 8`10"
Living Room	Main	10`0" x 10`2"
Balcony	Main	9`1" x 6`2"

Legal/Tax/Financial

Condo Fee:
\$553

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512745**

Remarks

Pub Rmks: **A wonderful opportunity to become a landlord! Welcome to The East Village, a trendy area where hip eateries, indie music venues, galleries and clothing stores fill historic warehouses. Landmarks include the New Central Library, and Studio Bell which is home to the National Music Centre with displays of vintage instruments and memorabilia. The River Walk path follows the Bow River and renewed St. Patrick's Island has wooded trails and wetlands. Perfect opportunity to add to your investment portfolio with this well priced investment condo in a prime location. Welcome to this spacious, well laid out one bedroom plus (large enough to be a second bedroom) Den in sought after "First" residences. The well designed kitchen is complete with upgraded countertops, European style cabinetry, eat at island and S/S appliances including a glass cook-top stove. The functional Living Room is perfect for entertaining and hosting board games nights. The spacious deck offers offers spectacular views. The well size bedroom is bright with large windows and his and hers walk-in closet with access to the luxurious main bath. This unit features an underground titled heated parking stall and storage locker. The "First" building goes above and beyond, offering amazing residences, providing a full lifestyle. The building's amenities are unmatched featuring a Rooftop Sky Lounge, meeting and games room, Yoga Studio, Residents Gym 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, Superstore grocery, The Core downtown shopping centre, the new Hilton Hotel, Studio Bell, Calgary Flames Hockey Arena the Saddledome, Stampede grounds, Simmons Building, and the Riverwalk, restaurants, cafes, biking path and more. Indulge in a lifestyle of luxury and convenience. Call your favorite agent right away and book your showing as this investment opportunity is truly one to be desired.**

Inclusions: **N/A**
Property Listed By: **Power Properties**

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



