

550 RIVERFRONT Avenue #1301, Calgary T2G 1C3

MLS® #: **A2137594** Area: **Downtown East Village** Listing Date: **06/07/24** List Price: **\$435,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 03-Aug** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **806**
 Low Sqft:
 Ttl Sqft: **806**

DOM

113
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,City Lot,Creek/River/Stream/Pond,Views,Waterfront**
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Storage**

Construction: **Composite Siding,Concrete**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Elevator,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`8" x 4`11"	4pc Bathroom	Main	4`11" x 8`0"
Balcony	Main	9`1" x 6`7"	Bedroom	Main	10`11" x 10`9"
Dining Room	Main	8`10" x 12`1"	Kitchen	Main	9`8" x 11`4"
Living Room	Main	10`0" x 15`8"	Bedroom - Primary	Main	10`10" x 12`0"

Legal/Tax/Financial

Condo Fee: **\$763** Title: **Fee Simple** Zoning: **CC-EMU**
 Fee Freq: **Monthly**

Legal Desc: 1512745

Remarks

Pub Rmks: **Located just minutes from downtown along the Bow River, the East Village is one of Calgary's most vibrant areas, offering parks, river trails, supermarkets, restaurants, and shops just outside your front door. This spectacular corner unit, 2 bedroom, 2 bathroom residence boasts over 800 sq feet of sun-soaked living space with a stunning vista. The modern kitchen features ample cabinet space and white quartz countertops. The open concept space, finished with hardwood floors, is perfect for entertaining. Enjoy a glass of wine at the breakfast bar while taking in the striking view. The master bedroom is complete with a 4-piece ensuite and a walk-in closet. Additional amenities include an en-suite washer and dryer, a storage locker, and underground heated parking. Residents can also enjoy the exclusive communal lounge, gym, scenic patio, and summer barbecue area. Whether you're spending time inside or outside, you'll quickly realize that at 550 Riverfront, you really can have it all.**

Inclusions: n/a
Property Listed By: Keller Williams BOLD Realty

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









