



THE
A-TEAM

**RE/MAX
FIRST**

550 RIVERFRONT Avenue #1204, Calgary T2G 1E5

MLS® #: **A2154130**

Area: **Downtown East
Village**

Listing **08/01/24**

List Price: **\$285,000**

Status: **Pending**

County: **Calgary**

Date:
Change: **-\$5k, 07-Sep**

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: **494**
Low Sqft:
Ttl Sqft: **494**

DOM

48
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Concrete**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`10" x 10`7"	Living Room	Main	10`0" x 8`2"
Laundry	Main	3`8" x 3`5"	Balcony	Main	9`1" x 6`3"
Bedroom	Main	8`10" x 8`3"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$492

Title:
Fee Simple
Fee Freq:

Zoning:
CC-EMU

Monthly

Legal Desc: **1512745**

Remarks

Pub Rmks: **Welcome to this stylish and contemporary condo in the heart of Calgary's vibrant Downtown East Village! This stunning 1 bedroom, 1 bathroom condo is perched on the 12th floor of an upscale high-rise, offering breathtaking views of the city skyline from your private balcony. Step inside this meticulously managed and secure complex to find an open-concept layout that perfectly balances style and functionality. The bright living room is bathed in natural light, creating a warm and inviting atmosphere. The spacious kitchen is a chef's delight, featuring built-in appliances and stylish cabinets, making meal preparation a joy. The master bedroom is a true retreat, boasting his and her walk-thru closets that lead to a luxurious ensuite bathroom with a walk-in shower. Every detail in this condo has been thoughtfully designed to provide comfort and convenience. Living in the Downtown East Village means you're just a short walk away from the Bow River, as well as an array of trendy shops, restaurants, and amenities. Embrace the urban lifestyle and make this exquisite condo your new home. Don't miss this opportunity to live in one of Calgary's most sought-after locations!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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