



THE
A-TEAM

**RE/MAX
FIRST**

550 RIVERFRONT Avenue #610, Calgary T2G 1C3

MLS® #: **A2160330**

Area: **Downtown East Village**

Listing Date: **08/29/24**

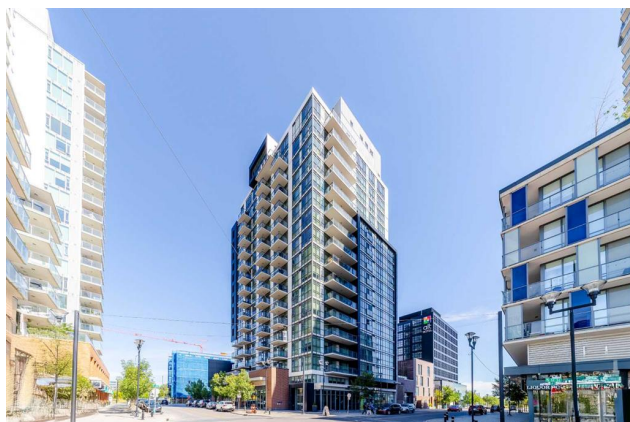
List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **604**
Low Sqft:
Ttl Sqft: **604**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

20
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home, Recreation Facilities**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	7`10" x 5`3"	Den	Main	8`4" x 8`11"
Kitchen With Eating Area	Main	15`9" x 10`3"	Living Room	Main	9`7" x 9`8"
Bedroom - Primary	Main	9`7" x 8`10"			

Legal/Tax/Financial

Condo Fee:
\$578

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-EMU**

Monthly

Legal Desc: **1512745**

Remarks

Pub Rmks: **Here's your opportunity to snap up this amazing maintenance-free living one bedroom plus den unit in the heart of East Village. The den is located just off the entrance has a large window, a bright & quiet workspace for a home office or it can be comfortably used as a second bedroom. Outdoor enthusiasts will love the river walk right out your door. Watch the city wake up while enjoying your morning coffee on the balcony. Culinary adventures await in the modern kitchen with island, stylish 3 tone cabinetry, quartz countertops with beautiful tile backsplash, and stainless-steel appliances. The island is great for prep space, entertaining friends, or can double as a dining table. Open the elegant barndoor to make your way into the master bedroom where you are greeted with a wall of windows and a walk-through closet into the attached 4 pc. bathroom. For your comfort and convenience, the unit comes complete with in-suite laundry, an underground parking stall, and a storage locker. The building amenities are amazing: breathtaking panoramic river, mountains, and city views will be the envy of your guests as you barbeque on the tranquil rooftop patio, you can stay in top shape with the well-equipped fitness room/ gym and yoga studio, organize a meeting in the boardroom, a game on the pool table, or have a celebration in the party area. The building has an onsite concierge to help make any arrangements. Plenty of shopping and eateries nearby. C-Train station is mere steps away. Walk to downtown core, along the river pathways, or to the revitalized St Patrick's Island! Visit the Bell Studio, shop at the new East Village shopping center with Winners and Superstore as major tenants, and easily access year-round events at the Stampede grounds. The unit is in fantastic condition as if it's brand new. Hurry and book your showing today before it's gone.**

Inclusions: **N/A**

Property Listed By: **Century 21 Bravo Realty**

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