

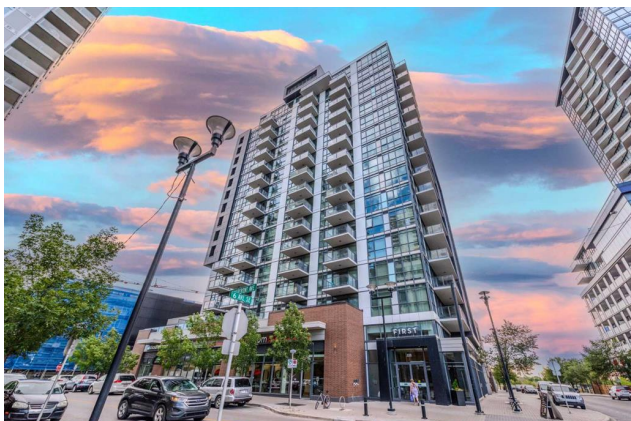


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**550 RIVERFRONT Avenue #710, Calgary T2G1E5**

MLS® #: **A2162067**      Area: **Downtown East Village**      Listing Date: **09/03/24**      List Price: **\$415,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **720**  
 Low Sqft:  
 Ttl Sqft: **720**

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Composite Siding,Concrete**  
 Flooring: **Hardwood,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 8`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>5`11" x 7`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 10`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`1" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`10" x 13`5"</b>			

Legal/Tax/Financial

Condo Fee: **\$689**      Title: **Fee Simple**      Zoning: **CC-EMU**

Fee Freq:  
**Monthly**

Legal Desc: **1512745**

Remarks

Pub Rmks: **Embrace the epitome of urban living in this stunning corner unit located in the heart of Calgary's vibrant East Village. Nestled in the prestigious First complex, this upscale condo offers everything you need for a luxurious, maintenance-free lifestyle. Whether you're a homebuyer, investor, or someone who craves the downtown lifestyle, this 2-bedroom, 2-bathroom residence is perfect for you. Step into a world of modern elegance with 9.5 ft ceilings, floor-to-ceiling windows, and brand-new engineered hardwood floors that flood the space with natural light. The open-concept layout is perfect for entertaining, with a sleek kitchen that boasts high-end stainless steel appliances, quartz countertops, a stylish tile backsplash, and a spacious island. Whether preparing gourmet meals or enjoying a quick snack, this kitchen is equipped to meet your every need. The living area extends to a private balcony, where you can sip your morning coffee or unwind with a glass of wine while taking in panoramic views of the Calgary downtown, the tower, the downtown skyline, and the Bow River. This west—and north-facing balcony offers the perfect spot to watch the city wake up or wind down as the sun sets. The primary bedroom is a tranquil retreat with expansive windows, double closets, and a luxurious ensuite bathroom. The spacious second bedroom is ideal for guests and a home office or a cozy second living space. Additional features include central air conditioning, a discreet in-suite washer and dryer, and ample storage space in the complex. Living at 550 Riverfront means more than having a beautiful home—it means embracing a lifestyle. The complex offers residents exclusive access to top-notch amenities, including a state-of-the-art fitness center, yoga room, rooftop residents lounge, party room, games room, and a scenic rooftop patio perfect for summer barbecues. Enjoy peace of mind with a full-time concierge and secure underground parking, additional visitor stalls and a separate storage locker. Located just minutes from downtown, this pet-friendly complex has parks, river trails, and some of Calgary's best dining, shopping, and cultural destinations. Walk to the C-Train Station, Phil & Sebastian Coffee, Charbar, Superstore, National Music Hall, and the Central Library. Explore the nearby RiverWalk, Fort Calgary, St. Patrick's Island Park, and the Stampede grounds—all just steps from your door. This condo is in fantastic condition and ready for you to move in. Whether you're looking to enjoy the dynamic downtown lifestyle or seeking an intelligent investment, 710 550 Riverfront Avenue SE offers it all. Schedule your showing today and experience the best of Calgary living!**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

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