



THE
A-TEAM

**RE/MAX
FIRST**

550 RIVERFRONT Avenue #904, Calgary T2G 1E5

MLS® #: **A2175897**

Area: **Downtown East Village**

Listing Date: **10/30/24**

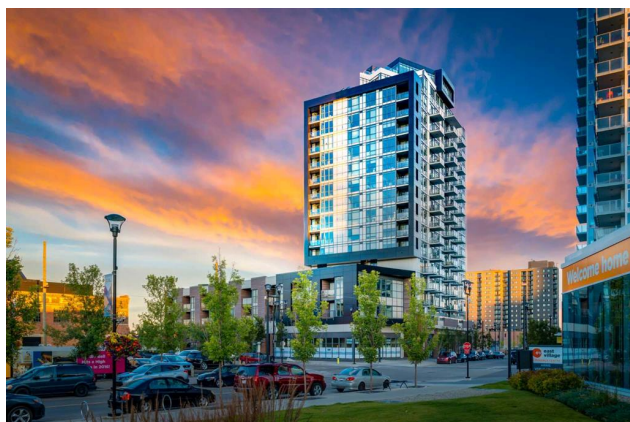
List Price: **\$299,900**

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: **495**
Low Sqft:
Ttl Sqft: **495**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

21

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: **Rubber**

Heating: **In Floor,Natural Gas**

Sewer:

Ext Feat: **Courtyard,Gas Grill,Outdoor Grill,Uncovered Courtyard**

Construction:

Concrete

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Elevator,High Ceilings

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 10`11"
Kitchen	Main	10`8" x 14`6"

Room	Level	Dimensions
Bedroom - Primary	Main	8`10" x 14`6"
Living Room	Main	10`0" x 8`10"

Legal/Tax/Financial

Condo Fee:
\$492

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-EMU**

Monthly

Legal Desc: 1512745

Remarks

Pub Rmks: **This stylish 9th-floor condo in Calgary's sought-after East Village offers a blend of urban convenience and scenic beauty. With west-facing views, this bright unit overlooks the downtown skyline and Bow River, capturing Calgary's stunning sunsets. The chef-inspired kitchen features full-height cabinetry in a sleek grey and white lacquer finish, equipped with soft-close drawers and doors for ample storage. Stainless steel appliances, a spacious island with prep space, and room for casual dining make this kitchen both functional and elegant. The primary bedroom includes a modern barn door, double closets, and a four-piece ensuite. In-suite stacked washer and dryer add convenience. Enjoy a private balcony with a gas hookup ready for your BBQ needs. Additional perks include titled parking, assigned storage, and concierge/security service in the lobby. "FIRST" offers exceptional amenities like a fitness centre, meeting room, yoga studio, a rec room with a full kitchen, pool table, and a rooftop deck with breathtaking river valley views. Pet-friendly and close to parks, shopping, dining, and just a short walk to the Bow River pathways and Eau Claire, this condo provides the ideal Calgary lifestyle.**

Inclusions: **Furniture is negotiable**
Property Listed By: **Keller Williams BOLD Realty**

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









