



THE
A-TEAM

**RE/MAX
FIRST**

550 RIVERFRONT Avenue #509, Calgary T2G 1C3

MLS® #: **A2177510**

Area: **Downtown East Village**

Listing Date: **11/06/24**

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: **583**
Low Sqft:
Ttl Sqft: **583**

DOM

27
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Garden**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`11" x 9`8"	Kitchen	Main	11`6" x 9`6"
Bedroom - Primary	Main	11`10" x 8`11"	3pc Ensuite bath	Main	9`0" x 4`11"
Walk-In Closet	Main	6`6" x 6`4"	2pc Bathroom	Main	7`0" x 3`0"
Foyer	Main	7`11" x 6`7"	Laundry	Main	3`0" x 3`0"

Legal/Tax/Financial

Condo Fee: **\$566**

Title: **Fee Simple**

Zoning: **CC-EMU**

Fee Freq:
Monthly

Legal Desc: **1512745**

Remarks

Pub Rmks: **Welcome to your new home in the heart of Calgary's vibrant East Village! This stunning, upscale condo seamlessly blends modern design with the excitement of urban living. Move-in ready, it features 9.5-foot ceilings and expansive floor-to-ceiling windows that flood the space with natural light. Not to mention the front entrance storage closet and living room console storage is included offering additional value. The open-concept layout is perfect for entertaining, with a gourmet kitchen outfitted with high-end stainless steel appliances, sleek quartz countertops, a stylish tile backsplash, and a spacious movable island. From the living area, step out onto a private balcony overlooking a courtyard space to enjoy a little bit of serenity within downtown Calgary. The condo is designed with both style and function in mind. The bedroom offers plenty of storage with a large walk-in closet complete with custom built-ins and a beautifully appointed bathroom with a large walk-in shower, quartz countertops, and floor-to-ceiling tile. For added convenience, a discreet stackable washer and dryer is located near the entrance. Enjoy peace of mind with secure underground parking, additional visitor stalls, and a separate storage locker. The First East Village building offers top-tier amenities, including a state-of-the-art fitness centre, yoga room, rooftop residents' lounge, and full-time concierge service. You'll love the unbeatable location, within walking distance of the C-Train station, Phil & Sebastian Coffee, Charbar, Superstore, National Music Hall, and the Central Library. Plus, this pet-friendly complex ensures your furry friends are welcome. With quick possession available, this condo is ready for you to move in and start enjoying everything East Village has to offer. Schedule your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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











