

550 RIVERFRONT Avenue #901, Calgary T2G 1E5

MLS®#: **A2180977** Area: **Downtown East Village** Listing Date: **11/26/24** List Price: **\$209,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Jan** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **389**
 Low Sqft:
 Ttl Sqft: **389**

DOM

67
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete, Metal Siding**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Quartz Counters, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Bedroom - Primary	Main	11`6" x 10`3"
Dining Room	Main	6`5" x 10`3"	Kitchen	Main	11`6" x 3`8"

Legal/Tax/Financial

Condo Fee: **\$344** Title: **Fee Simple** Zoning: **CC-EMU**
 Fee Freq: **Monthly**

Legal Desc:

1512745

Remarks

Pub Rmks:

BREATHTAKING DOWNTOWN BACHELOR SUITE WITH VIEWS OF THE SADDLEDOME!! First encapsulates the spirit of city living, offering a dynamic lifestyle within walking distance of entertainment, dining, and cultural hotspots. Whether immersing yourself in the energy of downtown living or exploring the beauty of the river, this condo is your urban sanctuary and perfect for any city dweller! This sleek residence features floor to ceiling windows drenching it in natural light, **BRAND NEW LVP flooring** throughout, a modern kitchen which showcases stainless appliances and stylish finishes which are sure to impress chefs of all skill levels and in-suite laundry! Also includes an assigned personal storage locker! The open floorplan allows you to tailor your space just the way you like it. The possibilities are endless! Added comforts include a top floor Sky Club for owners to use complete with a billiard room and lounge area and the gym & yoga/pilates located on the 3rd floor! The views will take your breath away. Surrounded by 3 parks, minutes away from C-Train station, a 10 minute walk to Saddledome & Stampede Park and close to Inglewood & Eau Claire. Unparalleled convenience awaits you in the First!

Inclusions:

All Furniture

Property Listed By:

Century 21 All Stars Realty Ltd.

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





