

509, 550 Riverfront Avenue SE
Calgary, Alberta

MLS # A2185372



\$299,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	583 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recreation Facilities, Walk-In Closet(s)		

Inclusions: N/A

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!