

\$285,000 - 309, 550 Riverfront Avenue Se, Calgary

MLS® #A2089790

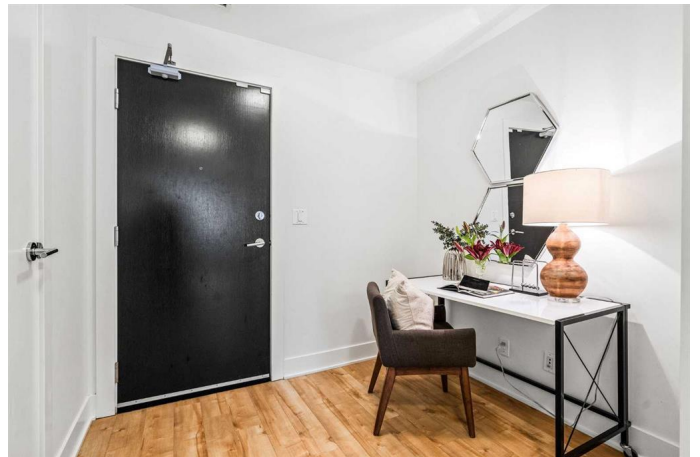
\$285,000

1 Bedroom, 2.00 Bathroom, 591 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to a premier property that defines modern, urban living. Nestled in the heart of Calgary's East Village, this 1 bedroom plus 1.5 bathrooms presents a smart floor plan coupled with luxurious high-end finishes. Bathed in natural light thanks to expansive windows, this third-floor unit boasts a tranquil private balcony overlooking a beautifully landscaped courtyard, a serene spot for morning coffee or evening relaxation. The entrance of the condo introduces a flexible foyer space leading to a convenient half bath, ideal for guests, and further to an in-suite laundry room tucked away for privacy. The living area is generously proportioned, offering a sleek, contemporary feel and seamless access to the outdoor living space. Central air conditioning ensures a cool environment even on the warmest days. Culinary enthusiasts will delight in the modern kitchen equipped with stainless steel appliances, a built-in oven, and a stovetop, complemented by quartz countertops, a glass tile backsplash, and under-mount lighting. The soft-close cabinetry and kitchen island enhance functionality and flow, making dining and entertaining effortless. The spacious bedroom, with a sliding barn door, features an amazingly stylish ensuite complete with a glass walk-in rainfall shower, creating a spa-like ambiance. A well-organized, huge walk-in closet provides ample space for wardrobe and storage. Additional exclusive amenities include one titled parking stall and a large storage area, both secured underground



with additional bike storage and visitor parking. The building caters to all lifestyles, offering a fitness center, a yoga room, a party room with a kitchen and bar, a sky club with a pool table, a meeting room for business or study needs, and a stunning wraparound rooftop patio with an outdoor BBQ. Experience the vibrancy of the East Village, steps from river pathways, community gardens, and the bustling Simmons Valley dining and entertainment district. The convenience of the nearby library, shopping, groceries, and the proximity to Stampede grounds and theatre venues adds to the desirability of this location. This is more than just a condo; it's a lifestyle choice for those seeking the perfect blend of comfort, convenience, and chic city living. Investors, Empty Nesters, Students, and Executivesâ€”Donâ€™t let this opportunity pass byâ€”make this cool property your own.

Built in 2015

Essential Information

MLS® #	A2089790
Price	\$285,000
Sold Price	\$279,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	591
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	309, 550 Riverfront Avenue Se
---------	-------------------------------

Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E5

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Barbecue, Courtyard, Lighting
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	November 6th, 2023
Date Sold	November 17th, 2023
Days on Market	11
Zoning	CC-EMU
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.