

\$369,900 - 1006, 550 Riverfront Avenue Se, Calgary

MLS® #A2106213

\$369,900

2 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

A truly rare opportunity to own this incredible East Village condo complete with TWO TITLED SIDE BY SIDE UNDERGROUND PARKING STALLS!!!! You better believe it because it's no joke! Already sold on the parking alone? Just wait - there's more! This immaculate west facing 1 bedroom plus (large enough to be a second bedroom) den condo in the heart of East Village comes fully loaded and move in ready for the inner city living dream. Featuring unobstructed views of downtown from your 10th floor balcony, a modern open floor plan with floor to ceiling windows, high end finishings and more! The kitchen offers substantial cabinet storage space, a kitchen island for entertaining or everyday use and includes stainless steel appliances with additional built in features as well. The master bedroom features a modern barn door entry along with a walkthrough double sided His/Hers closet which also provides walk through access to the bathroom and the den (or secondary bedroom) as well. The space in this home is so versatile and perfect for almost anyone looking for themselves and for future investment potential as a cashflow positive rental property down the road. Building features include: A roof top patio, party room, fitness centre, concierge services and more. The East Village area features: numerous restaurant options, coffee shops, walking/biking paths along the bow river, minutes walking distance to the downtown core, transit, China Town, grocery



stores, shopping centres and the Stampede Grounds plus more! To top it all off, the unit also includes an additional underground storage locker for your seasonal items, tires or other storage needs. This is already such a rare opportunity to own an incredible condo in East Village and it's even more rare to find one like this that comes with TWO TITLED SIDE BY SIDE UNDERGROUND PARKING STALLS as well. Even if you don't own two vehicles - you can rent your second stall out. Did you know that Calgary was recently ranked #3 for the most expensive cities for parking in North America with the average monthly third-party stall rental costing an average of \$366/m?! Thats close to \$4500/y and almost \$22,000 over 5 years in extra income you could be making renting your second stall if you don't need it for yourself. This one is a total no brainer and an absolute MUST SEE! VIEW TODAY, OWN TOMORROW & thank yourself later!!!

Built in 2015

Essential Information

MLS® #	A2106213
Price	\$369,900
Sold Price	\$357,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	561
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1006, 550 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E5

Amenities

Amenities	Elevator(s), Fitness Center, Other, Parking, Party Room, Recreation Facilities, Recreation Room, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Secured, Side By Side, Titled, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	None
Construction	Brick, Concrete, Metal Siding

Additional Information

Date Listed	February 6th, 2024
Date Sold	March 10th, 2024
Days on Market	33
Zoning	CC-EMU
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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