

# \$210,000 - 401, 550 Riverfront Avenue Se, Calgary

MLS® #A2118292

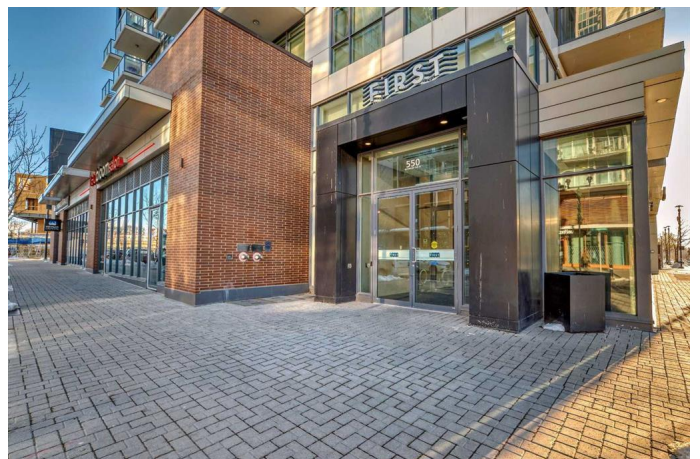
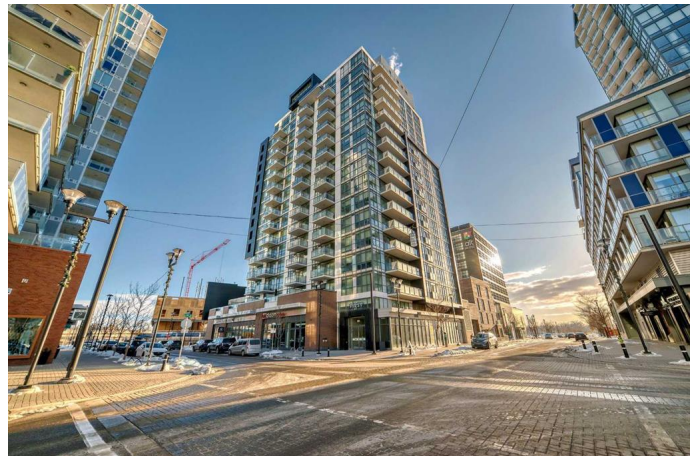
**\$210,000**

1 Bedroom, 1.00 Bathroom, 355 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Elevate your urban living with an exceptional FURNISHED studio residence in the amenity-filled “FIRST” building. This open-concept condo is a testament to modern living, featuring a bright, state-of-the-art kitchen and a MURPHY WALL-BED system, seamlessly blending style with functionality. Floor-to-ceiling windows bathe the space in NATURAL LIGHT and offer breathtaking vistas of the East Village and Downtown skyline, inviting residents to indulge in the beauty of their surroundings. The living space is adorned with a sumptuous leather couch, complemented by a versatile kitchen island and opens out to a charming Juliet balcony, creating an atmosphere of elegance and openness. Revel in the tranquillity of a serene bathroom with a deep SOAKER TUB, a RAIN shower, and a refined vanity adorned with a quartz countertop and a stand-up sink. Designed with the dynamic lifestyle of young professionals in mind, the “FIRST” building promises an unparalleled array of amenities. Ascend to new heights of luxury in the dramatic ROOFTOP LOUNGE, where breathtaking views of the Bow River, Elbow River, and the bustling Downtown Core await your admiration. Unwind in style within the “Sky Club” café, billiard, and social room, complete with a media center, board room, and wet bar, offering endless opportunities for relaxation and entertainment. On the third floor, there’s a YOGA studio sanctuary, a FITNESS studio and an enclosed



landscaped COURTYARD, perfect for moments of serenity amidst the vibrant cityscape. Situated in an enviable location near the historic Simmons Building, this residence offers unparalleled access to the riverfront and River Walk pathway, inviting you to explore the natural beauty that surrounds it. Seize this opportunity to experience true urban living at its finest; your urban oasis awaits!

Built in 2015

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | A2118292             |
| Price          | \$210,000            |
| Sold Price     | \$210,000            |
| Bedrooms       | 1                    |
| Bathrooms      | 1.00                 |
| Full Baths     | 1                    |
| Square Footage | 355                  |
| Acres          | 0.00                 |
| Year Built     | 2015                 |
| Type           | Residential          |
| Sub-Type       | Apartment            |
| Style          | Loft/Bachelor/Studio |
| Status         | Sold                 |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 401, 550 Riverfront Avenue Se |
| Subdivision | Downtown East Village         |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2G 1E5                       |

**Amenities**

|                |                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                              |

|         |                                                             |
|---------|-------------------------------------------------------------|
| Parking | Gated, Heated Garage, Parkade, Secured, Titled, Underground |
|---------|-------------------------------------------------------------|

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Stone Counters, Track Lighting                                        |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil                                                                                                            |
| Cooling           | Central Air                                                                                                         |
| # of Stories      | 18                                                                                                                  |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | None     |
| Construction      | Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2024 |
| Date Sold      | April 18th, 2024 |
| Days on Market | 20               |
| Zoning         | CC-EMU           |
| HOA Fees       | 0.00             |

## Listing Details

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Boswell Krieger Management & Realty Ltd. |
|----------------|------------------------------------------|

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