

# \$298,000 - 1104, 550 Riverfront Avenue Se, Calgary

MLS® #A2158320

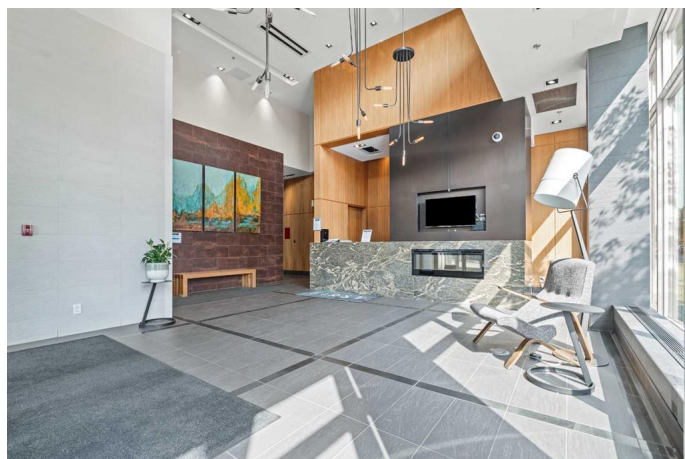
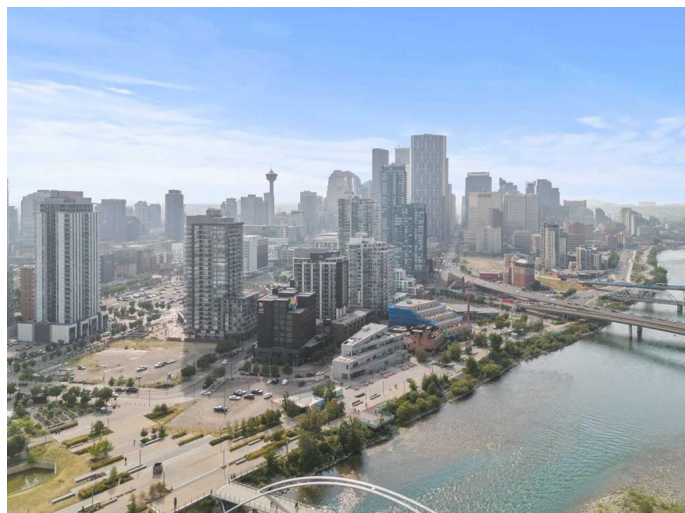
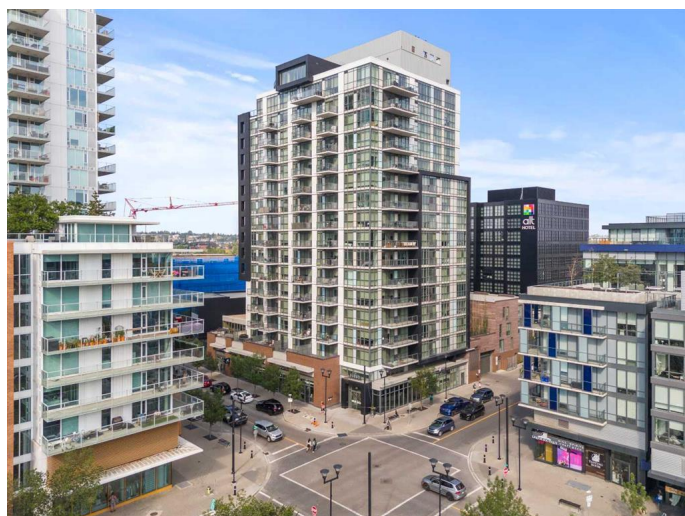
**\$298,000**

1 Bedroom, 1.00 Bathroom, 499 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience East Village living at its finest in the coveted FIRST Building. As you enter the grand lobby you will notice the elegant finishings. Head to the 11th floor where you will enter this immaculate hardly lived in home with expansive floor to ceiling windows capturing the iconic Calgary Tower, and downtown skyline. The modern kitchen is equipped with quartz countertops, a sleek tile backsplash, upgraded stainless steel appliances including a built-in electric cook top and stove, and a highly functional island with under counter seating. Adjacent is the living room with floor to ceiling windows that maximize the natural light. Your covered balcony looks onto a green roof with trees and shrubs offering the perfect spot to enjoy sunsets, unwind and take in the picturesque views of downtown or enjoy the Stampede fireworks! Off the living area and separated by a sliding barn door is the primary bedrooms. Dual closets lead the way to a luxurious 4-piece bath with a large soaker tub. Other features include in suite laundry, a secure heated titled underground parking and a separate storage locker. This residence is more than just a place to call home, it is a lifestyle. Offering countless amenities in the building; A fitness centre, yoga room leading to an outdoor courtyard, bike storage, party room with kitchen, meeting space, pool table, a wraparound rooftop patio and concierge. There is even a guest suite so that company can easily be accommodated when they come



to stay. Located steps from the C-Train, Phil & Sebastian Coffee, Charbar, Superstore, Winners, National Music Hall, Stampede Grounds and the Central Library. Not to mention the upcoming new arena, pickleball courts, and Rivers District. Enjoy an active lifestyle by taking walks along the river pathways or wandering around St Patrick's Island. This dog-friendly building (under 20 lbs) is also a block away from the East Village Dog Park. Schedule your private showing today or view the virtual tour.

Built in 2015

### Essential Information

MLS® #	A2158320
Price	\$298,000
Sold Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	499
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

### Community Information

Address	1104, 550 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Park, Parking, Party Room,
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	Picnic Area, Recreation Facilities, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Full
# of Stories	12

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Concrete

## Additional Information

Date Listed	August 16th, 2024
Date Sold	September 28th, 2024
Days on Market	42
Zoning	CC-EMU
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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