

**309, 550 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2263373**



**\$269,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	578 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 584
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** NA

Welcome to the First, a modern condo in the heart of Calgary's East Village. This one-bedroom, one-and-a-half-bath home offers a smart layout with beautiful finishes and plenty of natural light. Large windows fill the space with sunshine, and the private balcony overlooks a quiet courtyard, giving you a peaceful spot to enjoy your morning coffee or relax in the evening. The entryway opens into a practical foyer with a half bath for guests and a tucked-away laundry area. The kitchen stands out with stainless steel appliances, quartz countertops, a built-in oven, and soft-close cabinets. The island adds extra prep space and makes it easy to entertain or enjoy casual meals. The living area feels bright and open, flowing nicely into the bedroom. Behind a sliding barn door, you will find a large walk-in closet and a stylish ensuite with a glass rainfall shower that feels like your own private spa. You will also have central air conditioning, a titled underground parking stall, and a large storage locker for convenience. The building offers great amenities, including a fitness center, yoga room, party lounge with a kitchen and bar, sky club with a pool table, business meeting room, and a rooftop patio with BBQs. Located steps from the Bow River pathways, the Simmons Building, the Central Library, and plenty of shops and restaurants, this is a perfect spot for anyone who wants to enjoy city living with comfort and style. Whether you are an investor, professional, or student, this home offers the ideal mix of convenience, design, and location.