

**303, 550 Riverfront Avenue SE  
 Calgary, Alberta**
**MLS # A2271691**

**\$359,980**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 723
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stucco	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		
<b>Inclusions:</b>	TV Wall Mount x2		

Welcome to #303 in the First East Village — one of the most unique units in the building. This exceptional condo features nearly 300 sq. ft. of private outdoor space with a natural gas line, offering a true backyard-in-the-sky experience — a rare find in downtown living. Inside, you'll find a bright, modern floor plan enhanced by new light laminate flooring, sleek quartz countertops, and floor-to-ceiling windows that flood the space with natural light. The chef-inspired kitchen offers ample prep and dining space with a dual-purpose island and upgraded stainless steel appliances — perfect for cooking or entertaining. This functional 2-bedroom, 2-bathroom layout is designed for flexibility and comfort. The primary suite easily accommodates a king or queen-sized bed (as shown in photos), while the second bedroom offers versatile space for guests, children, or a home office. Enjoy air conditioning for year-round comfort and seamless indoor/outdoor living through direct access to your private terrace. Residents enjoy access to premium building amenities, including a rooftop patio with BBQ area, party room, guest suite, billiards room, and conference lounge — all available for private booking. This unit also includes one underground parking stall and a dedicated storage locker. Located in the heart of Calgary's East Village, you're steps from the RiverWalk, bike paths, Calgary Zoo, dog parks, community gardens, and the upcoming pickleball courts. Walk to nearby grocery stores, cafés, bistros, and local amenities, with quick access in and out of downtown via 6th Avenue or Memorial Drive. A truly rare downtown condo combining modern design, functional living, and exceptional private outdoor space.