

**409, 550 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2294449



\$249,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to FIRST, a modern and stylish condominium in the heart of Calgary's vibrant East Village. This thoughtfully designed one-bedroom, one-and-a-half-bathroom home offers a functional layout, quality finishes, and plenty of natural light. Upon entering, you are welcomed by a practical foyer featuring in-suite laundry and a well-appointed 2-piece guest bathroom. The open-concept living area highlights 9-foot ceilings, large windows, and contemporary finishes that create a bright and inviting space. The modern kitchen is designed for both functionality and style, showcasing quartz countertops, stainless steel appliances, and a central island perfect for meal preparation, casual dining, or entertaining. Floor-to-ceiling sliding patio doors lead to a private east-facing balcony with custom wooden slat flooring, overlooking a beautifully landscaped courtyard—an ideal place to enjoy your morning coffee or relax in the evening. The spacious bedroom is separated by a modern sliding barn door and features a large walk-in closet and a stylish ensuite bathroom with a glass rainfall shower, creating a comfortable, spa-inspired retreat. Additional highlights include underground titled parking, a large storage locker, secure bike storage, and a pet-friendly environment within this well-managed building. Residents enjoy an impressive range of amenities including 24-hour concierge service, a fitness centre, yoga studio, guest suite, visitor parking, conference room, TV lounge, pool table lounge, and a spacious party room with kitchen. The 18th-floor rooftop terrace offers stunning views of the Bow River and downtown skyline, complete with BBQ areas for entertaining. Located just steps from the Bow River pathways, Simmons Building, Central Library, Stampede Park, restaurants, shopping, and public transit, this home offers exceptional access to everything downtown.

Calgary has to offer. Whether you are a professional, investor, or first-time buyer, this property delivers the perfect balance of urban lifestyle, comfort, and convenience.