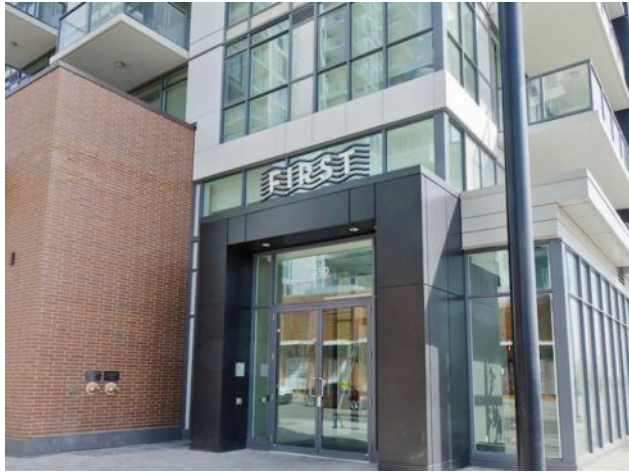


**809, 550 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2309390



\$289,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	581 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Walk-In Closet(s)		

Inclusions: n/a

Elegant riverside living in the heart of Calgary's vibrant East Village! This one bedroom plus den suite on the 8th floor overlooks the Bow River and peaceful east views with cheerful morning light! First is an exquisite 18 storey tower developed by Fram+Slokker. Modern European inspired interior design and high end finishing features quartz countertops, soft close cabinetry, luxury vinyl plank, and floor to ceiling sound proof windows. Walk-in closet in the primary bedroom with ensuite bath plus a two piece powder room. The kitchen features built-in appliances and an island, there is ensuite laundry, and the balcony off the living room as a bbq gasline. Surrounded by parks, shops and restaurants, this location is also close to LRT, St. Patricks Isand, Inglewood, Eau Claire, Calgary Public Library, Bell Studio Centre, the Saddledome and Stampede Park to name a few. There is titled parking in the parkade and an assigned separate storage locker. Conceirge service weekdays and security at nigh provides a safe and secure lifestyle for top peace of mind. At the same time, enjoy the top floor Sky Club Lounge for owners to use with panoramic views, use of a full fitness centre, dedicated yoga studio, and multiple social/entertaining spaces including a conference room. Ownership at FIRST presents the opportunity for hosting, working from home, or relaxing without ever leaving the building...and yet so much fun and adventure is within walking distance or cycling on the trails of the Bow River Pathway System and Trans Canada Trail.