

**810, 550 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2311339**



**\$385,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	709 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	None	<b>Condo Fee:</b>	\$ 723
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** All other furniture

This show-home worthy condo hosts two-bedrooms, two-bathrooms, and 700 square feet of elevated living! This residence welcomes you with a formal entryway, inspiring 9&rsquo; ceilings, luxury vinyl plank flooring, and a modern, yet timeless ambiance. Step into your extraordinary living area, where you are enveloped by floor-to-ceiling windows, a benefit of being a rare corner unit, and you will be captivated by the plethora of natural light and breathtaking sightlines of the Bow River and beyond! The culinary retreat exudes opulence, showcasing designer cabinets, quartz countertops, refined tile and a top-tier appliance suite. The extravagant island duals as a dining table with sitting room for four and the open-concept design seamlessly integrates into the sunlit family room, designed for effortless entertaining. The family room features a designated space that can be used for an office nook. The family room offers access to your balcony with panoramic Bow River and City Views, and from here you can take in the sunrise or dine alfresco, all while feeling like you are on vacation. From the family room, balcony and primary bedroom, you can enjoy a peek-a-boo Calgary Tower View too. Step into the gorgeous primary bedroom, which features dual walk-through closets that lead to your private three-piece ensuite spa. The spa is stunning with quartz details and a large walk-in shower elevated with tile. The second bedroom is ensconced on the opposing end of the unit, an ideal configuration for privacy between roommates, guests, and family members alike. This bedroom is adorned with river views and is situated next to the shared four-piece bath. This property offers versatility as a live-in or rent-out investment, and yes, the furniture is included too. This unit features a heated underground parking stall, a private storage locker and in-suite laundry. Living here means

you can leave your vehicle at home and walk to the new arena to enjoy the Flames game, Conferences, Stampede and more. The building offers first-class amenities including concierge service, security, a full-sized gym, yoga studio, courtyard and of course a gorgeous sky lounge with panoramic views and a rooftop terrace overlooking the river &ndash; perfect for entertaining, working from home, or unwinding - without needing to leave the building. For those of you with an active lifestyle, The Bow River Pathway system and Princess Island Park are steps away and this complex offers a walk score of 92 and a bike score of 93. The boutiques, restaurants, and cafes of Inglewood, Bridgeland and The Core right next door. This home is suited to both live-in or rent-out, and offers versatility for young professionals, those looking to right size, families, or as a lock-and-leave retreat. This inspiring condo promises to leave a lasting impression!