

**711, 550 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2230352**



# \$400,000

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 775
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\* Check out the YouTube video for community and unit highlights \*\*\* INCREDIBLE BUILDING AMENITIES | TITLED PARKING + STORAGE | STEPS TO BOW RIVER AND PRINCE'S ISLAND PARK | GREAT FOR INVESTORS OR FIRST-TIME HOME BUYERS | LOCATED JUST MINUTES FROM THE NEW ARENA AND ENTERTAINMENT DISTRICT | Indulge in urban sophistication with this fantastic 2 bedroom, 2 bathroom unit in the highly coveted "tower of The East Village. This 7th-floor unit offers abundant natural light with breathtaking river views and an open-concept design, perfect for entertaining guests or simply relaxing in style. From the moment you walk in, you'll love the open-concept layout flooded with natural light and expansive views of the Bow River and Calgary skyline. The functionally designed kitchen features sleek stainless steel appliances, a kitchen island, and plenty of space to entertain friends or enjoy a quiet night in. The large primary bedroom features large windows and a walk-in closet with spa-like ensuite. The ample-sized second bedroom is perfect for a guest suite or home office for any working professional. Enjoy a sunrise and cup of coffee or glass of wine on the large covered patio while taking in the wonderful views in multiple directions. This unit comes with titled parking in the secure underground parkade, a storage area, and ample visitor parking. In addition, the building offers an array of top-notch amenities, including a state-of-the-art gym and yoga room, an outdoor green space, and a rooftop Sky Club with a full kitchen, conference room, pool table, entertainment area, and a large wrap-around deck with a BBQ, as well as a full-time front desk concierge. This prime location offers easy access to the Bow River pathways, public transit, the city center, and is just steps to the new Superstore,

renowned public library, numerous cafes and restaurants, making it an ideal choice for those who want to embrace the downtown lifestyle. Take advantage of the opportunity this summer to live in downtown luxury&mdash;book your private showing today.