



GRASSROOTS
REALTY GROUP

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1205, 550 Riverfront Avenue SE
Calgary, Alberta

MLS # A2298686



\$279,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	542 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	N/A
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A true treasure in Calgary’s vibrant East Village! This stunning East-facing condo offers breathtaking morning sunlight and picturesque views of the Bow River and Fort Calgary right from your private balcony. Featuring a rare 1-bedroom plus dedicated office layout, 1.5 bathrooms, and a titled underground parking stall, this 541 sq ft home perfectly balances style and function. Inside, you’ll be greeted by luxury plank flooring and a modern open-concept kitchen with sleek two-tone cabinetry, quartz countertops, and a premium stainless steel gas range. The primary retreat boasts a gorgeous ensuite with a relaxing bathtub, while the extra powder room and home office space make entertaining and remote work a breeze. Residents enjoy access to premium amenities, including a fully equipped gym, yoga studio, rooftop lounge, and party room. Just steps from transit, shops, restaurants, and the scenic Bow River pathways, this condo offers unmatched value. Don’t miss out on the chance to call this exceptional property your new home!