



GRASSROOTS
REALTY GROUP

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1605, 550 Riverfront Avenue SE
Calgary, Alberta

MLS # A2335931



\$289,888

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	567 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 572
LLD:	-
Zoning:	CC-EMU
Utilities:	-

Inclusions: N/A

INVESTOR ALERT – TURNKEY INCOME OPPORTUNITY IN EAST VILLAGE! An exceptional opportunity to secure a tenant-occupied property generating \$1,895/month in rental income with tenancy in place until April 2027. Enjoy immediate income from day one in one of Calgary's most vibrant inner-city communities! This stylish 1-bedroom, 1.5-bath residence offers a smart, functional layout with unobstructed river valley and south East Village views. The spacious living area provides excellent flexibility for entertaining or accommodating overnight guests, while the rare 2-piece powder room adds extra convenience. Modern finishes include quartz countertops, dark flooring, contemporary tilework, sleek lighting, and a glass shower. A generous walk-in closet plus a separate storage locker in the parkade provides plenty of additional storage. The building delivers outstanding lifestyle amenities, including a spectacular top-floor indoor/outdoor recreation and entertaining space with panoramic river and city views, plus fully equipped fitness and yoga rooms with an outdoor patio on the 3rd floor. PRIME LOCATION + TENANT IN PLACE + \$1,895/MONTH RENTAL INCOME + INCREDIBLE VIEWS! Whether you're expanding your investment portfolio or securing an East Village property for the future, this is a TURNKEY OPPORTUNITY you don't want to miss!