

**1010, 550 Riverfront Avenue SE**  
**Calgary, Alberta**

**MLS # A2258293**



**\$379,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown East Village              |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 706 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 699 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                        | <b>Zoning:</b>    | CC-EMU |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Quartz Counters |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Don't miss this modern corner apartment with beautiful Bow River views in Downtown East Village! This 706 sq.ft. corner unit features 2 bedrooms, 2 bathrooms, 9' high ceilings, and an open-concept layout throughout the Living Room and Kitchen. Floor-to-ceiling windows flood the space with natural light, while the Living Room opens to a balcony with unobstructed Bow River and city views. From both the Living Room and Master Bedroom, you can also enjoy views of the Calgary Tower. The Kitchen features ample cabinets, a center island with Quartz countertops, and an eating area, perfect for everyday living or entertaining. The Master Bedroom includes two closets and a 3-piece Ensuite with Quartz countertops and a standing shower, while the second Bedroom has a closet and scenic views of the Bow River and bridge. A 4-piece Bath and in-suite Laundry complete the home. This unit also comes with a titled underground parking stall. Building amenities include a Rooftop Sky Lounge with full kitchen, meeting/game room, Creative Room, pool room, Wi-Fi Cafe, Yoga Studio, Residents Gym, and Guest Suite. Steps from SuperStore, Studio Bell, Riverwalk Path, trendy eateries, boutique shops, Saddledome, Downtown Library, and C-Train, this apartment combines city living with scenic beauty. Bright, modern, and move-in ready—this Bow River-view home is a must-see!