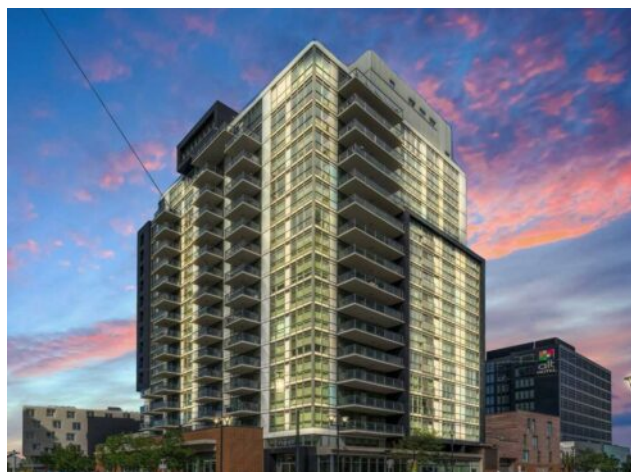


**401, 550 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2243057



\$235,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	354 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island		

Inclusions: Murphy Bed and Mattress

Welcome to FIRST—an exceptional opportunity to own in one of Calgary’s most dynamic communities! This thoughtfully designed studio condo combines modern comfort with an unbeatable location. Situated on the 4th floor, enjoy stunning south-facing city views through floor-to-ceiling windows and a smart open-concept layout. The sleek, European-inspired kitchen boasts stainless steel appliances, under-cabinet lighting, and soft-close cabinetry. A stylish 4-piece bathroom with a deep soaker tub, in-suite laundry, TITLED underground parking, and separate storage locker add to the home’s convenience. Located just steps from Bow River pathways, parks, shops, dining, and transit—this unit is perfect for professionals or investors. Don't miss your chance to live or invest in Calgary’s premier riverside community!