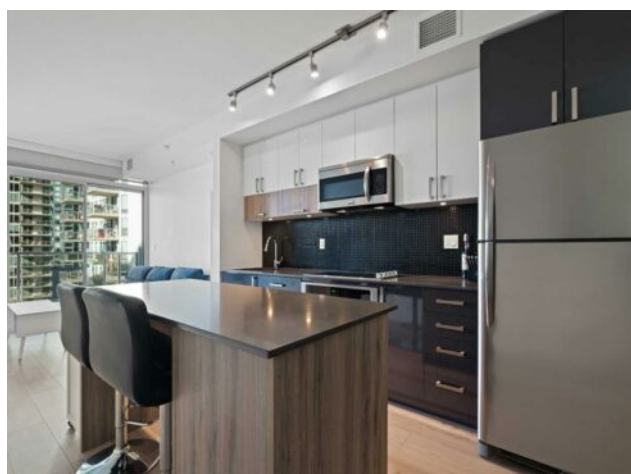


**1106, 550 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2198595**



**\$349,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	561 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)

**Inclusions:** TV wall mount

**\*\*\*NEW PRICE\*\*\*** Welcome to First, a stylish and contemporary 2-bedroom, 1-bathroom condo in the vibrant community of Downtown East Village! This 561 sq ft home offers thoughtfully designed living space, combining comfort and style with unbeatable views of the Bow River and Calgary Tower through your floor-to-ceiling windows. The open-concept layout is perfect for both entertaining and relaxing, with natural light filling the living room, dining space, and modern kitchen. The kitchen features quartz countertops, an island, built-in oven, electric cooktop, and sleek cabinetry, making meal prep a dream. The primary bedroom offers incredible views, while the second bedroom is perfect for guests or a dedicated home office. The 4-piece bathroom includes a deep soaker tub with shower, modern finishes, and stylish tilework. This home is complete with vinyl plank flooring, central air conditioning, and the convenience of in-unit laundry. Living at First comes with unbeatable amenities, including a fully equipped fitness centre, a stunning 18th-floor Sky Lounge with a rooftop patio, games room, and the comfort of full-time concierge and security. Your home also includes a titled underground parking stall and separate storage locker &mdash; perfect for downtown living. Outside your front door, the energy of East Village awaits. Walk to local hotspots like Phil & Sebastian Coffee, Superstore, Charbar, and the beautiful RiverWalk Pathways. The C-Train Station, Central Library, and the exciting Rivers District redevelopment are just steps away. With a pet-friendly bylaws, this home offers the complete package of urban convenience and modern living. This one is a must-see &mdash; book your private showing today and experience the best of Calgary's downtown lifestyle!