



# 550 Riverfront Avenue Calgary Alberta

\$300,000

ATTRACTIVE 1 BEDROOM + LARGE DEN/SECOND BEDROOM UNIT IN EAST VILLAGE! This modern and stylish condominium is located in what is truly the hub of downtown living in Calgary and is literally steps away from an absolute abundance of amenities. Enjoy a scenic stroll or bike down the River Walk, go for a dip or cast a line in the Bow River, explore the pathways or watch a summer movie on St. Patrick's Island, take advantage of the EV community garden, dog park and playground or head inside and experience all that Studio Bell and the Central Library have to offer. Whether you are heading out to enjoy one of the many local eateries, pubs or coffee shops, catching a game or concert at the Saddledome or taking in a festival at Olympic Plaza, this location provides absolutely all the best that inner city living has to offer. This unit has a very smart and functional floor plan that is centred around the contemporary kitchen and dining area featuring sleek built-in appliances, quartz counter tops, flat panel cabinetry and a unique island with under counter seating storage. The living room is wonderfully comfortable and bright with floor to ceiling windows and direct access to the west-facing balcony. The primary bedroom suite provides a generous amount of space and has a large walk-through closet that leads to the well-appointed cheater 4-piece ensuite bathroom. The layout is completed by a multi-use den/flex space that could be used as a second bedroom and a front entryway with a full-size laundry closet. This building offers some exceptional amenities highlighted by the 18th floor Sky Club that has separate social and billiard areas, an enclosed meeting room, party room with a full kitchen and a rooftop patio with outdoor furniture, a BBQ and gorgeous river and DT views. The extensive list of additional features in the complex also includes a well-equipped exercise room with...

Living room 3.02 M x 2.90 M

Other 3.48 M x 3.20 M

Primary Bedroom 2.92 M x 2.69 M

Bedroom 3.18 M x 2.57 M

Laundry room .97 M x .89 M

4pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

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