



## 550 Riverfront Avenue Calgary Alberta

\$298,000

Experience East Village living at its finest in the coveted FIRST Building. As you enter the grand lobby you will notice the elegant finishings. Head to the 11th floor where you will enter this immaculate hardly lived in home with expansive floor to ceiling windows capturing the iconic Calgary Tower, and downtown skyline. The modern kitchen is equipped with quartz countertops, a sleek tile backsplash, upgraded stainless steel appliances including a built-in electric cook top and stove, and a highly functional island with under counter seating. Adjacent is the living room with floor to ceiling windows that maximize the natural light. Your covered balcony looks onto a green roof with trees and shrubs offering the perfect spot to enjoy sunsets, unwind and take in the picturesque views of downtown or enjoy the Stampede fireworks! Off the living area and separated by a sliding barn door is the primary bedrooms. Dual closets lead the way to a luxurious 4-piece bath with a large soaker tub. Other features include in suite laundry, a secure heated titled underground parking and a separate storage locker. This residence is more than just a place to call home, it is a lifestyle. Offering countless amenities in the building; A fitness centre, yoga room leading to an outdoor courtyard, bike storage, party room with kitchen, meeting space, pool table, a wraparound rooftop patio and concierge. There is even a guest suite so that company can easily be accommodated when they come to stay. Located steps from the C-Train, Phil & Sebastian Coffee, Charbar, Superstore, Winners, National Music Hall, Stampede Grounds and the Central Library. Not to mention the upcoming new arena, pickleball courts, and Rivers District. Enjoy an active lifestyle by taking walks along the river pathways or wandering around St Patrick's Island. This dog-friendly building (under 20 lbs) is also a block aw...

4pc Bathroom 7.83 Ft x 11.00 Ft

Primary Bedroom 8.75 Ft x 8.33 Ft

Kitchen 10.75 Ft x 14.50 Ft

Living room 10.08 Ft x 8.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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