

# **\$314,900 - 406, 550 Riverfront Avenue Se, Calgary**

MLS® #A2253263

**\$314,900**

2 Bedroom, 1.00 Bathroom, 569 sqft

Residential on 0.00 Acres

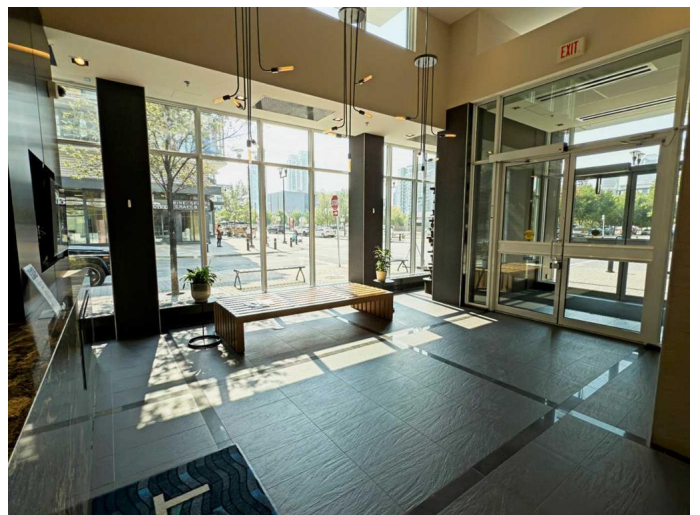
Downtown East Village, Calgary, Alberta

Welcome to your modern downtown retreat in East Village! This stylish 2-bedroom, 1-bath condo offers 568.94 SQ.FT. of thoughtfully designed living space, highlighted by an open-concept layout, quartz countertops, hardwood flooring, and newer appliances. With a WEST-FACING BALCONY showcasing skyline views, this home is the perfect blend of function and style.

The second bedroom is flexible and can easily serve as a DEN/OFFICE or guest room, making the space adaptable to your needs. The primary bedroom features generous closet space, and the full 4-piece bathroom is designed with modern finishes.

Enjoy the convenience of 1 titled underground parking stall and 1 assigned storage locker, plus the peace of mind of a secure, well-managed building. Residents have access to an impressive array of amenities, including a rooftop patio, gym, yoga room, recreation area with pool table, outdoor terrace, and a party room with kitchen—perfect for entertaining or unwinding close to home.

Step outside and you™re just steps to the Bow River and RiverWalk, with easy access to transit, shopping, dining, and Calgary™s cultural landmarks. Whether you™re a first-time buyer, downsizer, or investor, this East Village condo offers unbeatable urban living in one of the city™s most vibrant



communities.

Schedule your showing today and see the value and lifestyle this condo has to offer!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253263          |
| Price          | \$314,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 569               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 406, 550 Riverfront Avenue Se |
| Subdivision | Downtown East Village         |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2G 1E5                       |

**Amenities**

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Recreation Facilities, Recreation Room, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                            |
| Parking        | Parkade, Stall, Underground                                                                                  |

**Interior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Kitchen Island, Pantry, Quartz Counters, Storage                                                               |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |

|              |                     |
|--------------|---------------------|
| Heating      | Boiler, Natural Gas |
| Cooling      | Central Air         |
| # of Stories | 18                  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 16                  |
| Zoning         | CC-EMU              |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | IQ Real Estate Inc. |
|----------------|---------------------|

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