

\$269,900 - 309, 550 Riverfront Avenue Se, Calgary

MLS® #A2263373

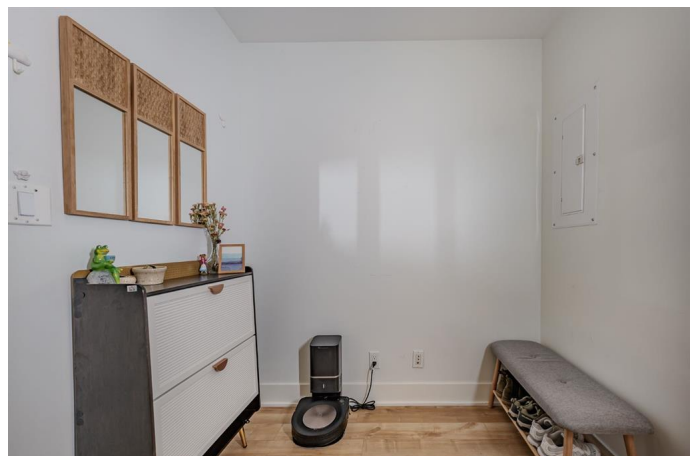
\$269,900

1 Bedroom, 2.00 Bathroom, 578 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to the First, a modern condo in the heart of Calgary's East Village. This one-bedroom, one-and-a-half-bath home offers a smart layout with beautiful finishes and plenty of natural light. Large windows fill the space with sunshine, and the private balcony overlooks a quiet courtyard, giving you a peaceful spot to enjoy your morning coffee or relax in the evening. The entryway opens into a practical foyer with a half bath for guests and a tucked-away laundry area. The kitchen stands out with stainless steel appliances, quartz countertops, a built-in oven, and soft-close cabinets. The island adds extra prep space and makes it easy to entertain or enjoy casual meals. The living area feels bright and open, flowing nicely into the bedroom. Behind a sliding barn door, you will find a large walk-in closet and a stylish ensuite with a glass rainfall shower that feels like your own private spa. You will also have central air conditioning, a titled underground parking stall, and a large storage locker for convenience. The building offers great amenities, including a fitness center, yoga room, party lounge with a kitchen and bar, sky



club with a pool table, business meeting room, and a rooftop patio with BBQs. Located steps from the Bow River pathways, the Simmons Building, the Central Library, and plenty of shops and restaurants, this is a perfect spot for anyone who wants to enjoy city living with comfort and style. Whether you are an investor, professional, or student, this home offers the ideal mix of convenience, design, and location.

Built in 2015

Essential Information

MLS® #	A2263373
Price	\$269,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	578
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	309, 550 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E5

Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Visitor Parking, Picnic Area, Party Room, Roof Deck
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Lighting, Barbecue, Courtyard
Construction	Concrete, Wood Frame

Additional Information

Date Listed	October 9th, 2025
Days on Market	19
Zoning	CC-EMU

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.