

\$295,000 - 707, 550 Riverfront Avenue Se, Calgary

MLS® #A2270254

\$295,000

1 Bedroom, 2.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Modern Urban Living in East Village ! Unit 707, FIRST Building

Welcome to Unit 707 in the sought after "FIRST" building, where downtown living meets comfort and style. This beautiful 1 bedroom + office, 1.5 bath condo sits on the 7th floor and offers everything youâ€™d want in a modern home. Whether youâ€™re an investor looking for a solid rental or a professional wanting that perfect urban lifestyle.

As you step inside, youâ€™re greeted by a dedicated office space, ideal for working from home or keeping things organized. The open concept floor plan flows effortlessly into the gourmet kitchen, featuring sleek cabinetry, quartz countertops, and stainless steel appliances; the kind of space that makes cooking feel effortless and entertaining enjoyable.

The living area is bright and spacious, framed by floor to ceiling windows that fill the home with natural light. From here, step out onto your private balcony and take in the energy of East Village, one of Calgaryâ€™s most vibrant inner city communities.

The primary bedroom is well sized, complete with a walk in closet and a modern ensuite bathroom with contemporary finishes. Thereâ€™s also a half bath for guests, adding a touch of convenience and privacy.



This unit also includes a titled underground parking stall (#158) and a private storage locker (#354) a rare combination that adds tremendous value.

As a resident of the FIRST building, youâ€™ll enjoy an impressive list of amenities:

A stunning rooftop lounge with full kitchen, BBQ patio, and panoramic river and city views
-Fitness center and yoga studio
-Meeting rooms, game areas, and a Wi-Fi cafÃ©
-Guest suites and 24-hour concierge/security

The location couldnâ€™t be better, steps from the RiverWalk pathway, Superstore, Studio Bell, Downtown Library, Saddledome, and C-Train access. Everything you need is truly right outside your door.

Currently rented until the end of March, this property offers flexible possession options. Perfect for both investors and owner occupiers. You can take over the lease and enjoy instant income, or move in once the tenancy ends. The current tenants are excellent and have maintained the unit with care.

Bright, stylish, and perfectly located - Unit 707 at the FIRST building is an incredible opportunity to own in Calgaryâ€™s East Village, where urban living and investment potential meet seamlessly. Book your showing with your favourite Realtor today !

Built in 2015

Essential Information

MLS® #	A2270254
Price	\$295,000

Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	576
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active



Community Information

Address	707, 550 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E5

Amenities

Amenities	Fitness Center, Recreation Facilities, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Range, Refrigerator
Heating	Forced Air
Cooling	None
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	November 11th, 2025
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Days on Market	3
Zoning	CC-EMU
HOA Fees	583
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
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