

1505, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2167100



\$479,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	917 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Curtains

Welcome to your new luxury apartment in the heart of East Village at Evolution. This exquisite 15th-floor apartment features 2 BEDROOMS, 2 BATHROOMS, spread across 916 square feet of elegantly designed space. The property has FLOOR-TO-CEILINGS windows, offering breathtaking panoramic VIEWS of the BOW RIVER, CALGARY TOWER, and ST. PATRICK ISLAND. The modern kitchen is a masterpiece with STAINLESS STEEL appliances, GRANITE counters, and ample cabinetry, seamlessly flowing into the open-concept dining and living areas. The spacious balcony extends your living experience, providing a perfect backdrop for city views. The bedrooms have stunning vistas and abundant natural light. Let's talk about AMENITIES: in-suite laundry, UNDERGROUND TITLED parking, and additional storage, 2 FITNESS ROOMS, CONCIERGE, STEAM ROOM, SAUNA, PARTY ROOM, and a GARDEN COURTYARD equipped with BBQs. Situated conveniently close to The Saddledome, restaurants, the C-Train, and much more, this property is ideally located for an active downtown lifestyle. Don't miss the opportunity to make this exceptional property yours. Schedule your viewing today!