

# \$479,900 - 1505, 519 Riverfront Avenue Se, Calgary

MLS® #A2204307

**\$479,900**

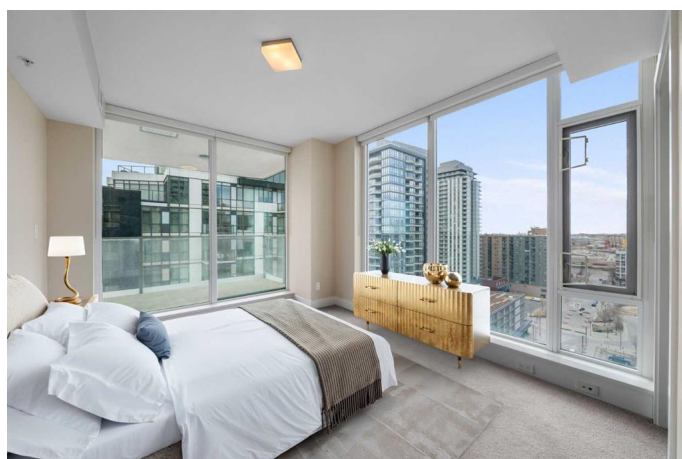
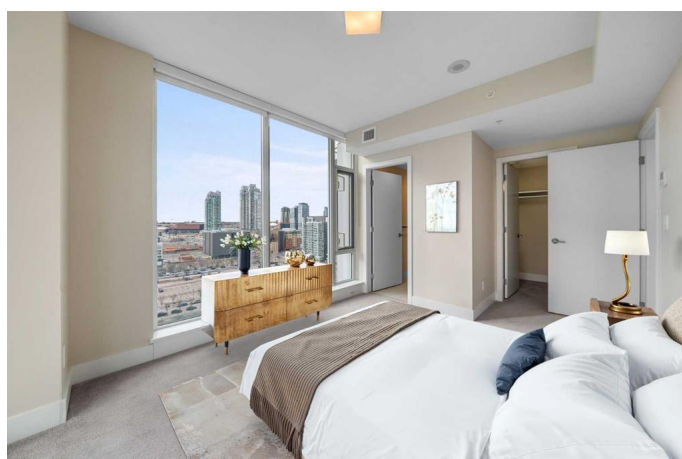
2 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

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 sq ft of elegantly designed space and 170 sq ft of urban BLACONY space. The property has FLOOR-TO-CEILINGS windows, offering breathtaking panoramic RIVER VIEWS, CALGARY TOWER, and ST. PATRICK ISLAND. The modern kitchen is a masterpiece with STAINLESS STEEL appliances, a GAS STOVE, GRANITE counters, and ample cabinetry that seamlessly flows into the open-concept dining and living areas. The huge balcony extends your living experience, providing a perfect place for city views. Let's talk about AMENITIES: in-suite laundry, UNDERGROUND TITLED parking, and additional storage, 2 FITNESS ROOMS, lobby CONCIERGE, STEAM ROOM, SAUNA, PARTY ROOM, and a GARDEN COURTYARD equipped with BBQs. This condo is close to The Saddledome for your weekend hockey games, elegant restaurants for fine dining, the C-Train for convenient commute, and much more to make your dream downtown lifestyle a reality. This also makes for an incredible INVESTMENT opportunity, easy to rent with comparables renting from \$2,200-\$2,800/month! Donâ€™t miss the opportunity to make this property yours. Schedule your viewing today!

Built in 2015



## Essential Information

MLS® #	A2204307
Price	\$479,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1505, 519 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1K2

## Amenities

Amenities	Elevator(s), Fitness Center, Other, Park, Party Room, Sauna, Storage, Community Gardens, Dog Park, Service Elevator(s)
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Central, In Floor
Cooling	Central Air
# of Stories	21

## Exterior

Exterior Features	Balcony, Courtyard, Lighting, Storage, Barbecue
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Construction      Brick, Concrete

### **Additional Information**

Date Listed      March 27th, 2025

Days on Market      21

Zoning      CC-EMU

### **Listing Details**

Listing Office      eXp Realty

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