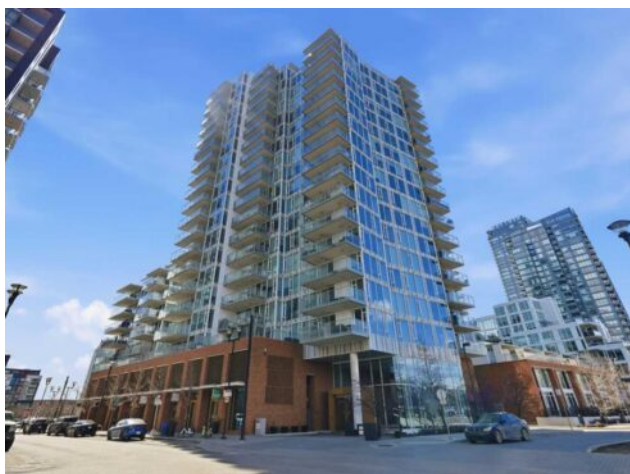


1203, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2304044



\$499,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,097 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Flat

Condo Fee: \$ 965

Basement: None

LLD: 15-15-24-W5

Exterior: Brick, Concrete, Metal Frame, Metal Siding

Zoning: CC-EMU

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vinyl Windows

Inclusions: N/A

Welcome to Evolution in Calgary's vibrant East Village. This well-appointed 2 bed, 2 bath + den unit which offers 1,097 sq. ft. of thoughtfully designed living space, featuring unobstructed NE river views from the 12th floor. Enjoy modern concrete construction, floor-to-ceiling windows, and a bright, open-concept layout that balances downtown convenience without compromising on space. The home showcases 2 spacious bedrooms, including a primary retreat with dual vanities and a luxurious glass shower and deep soaker tub. The versatile den is perfect for a home office or additional storage. Indoor and outdoor living spaces are ideal for entertaining, complemented by ample in-suite storage and laundry. Additional highlights include secure underground tandem parking, separate storage locker, and full building concierge services. Residents enjoy premium amenities such as a fitness centre, sauna/steam room, owners' lounge, and a landscaped courtyard with BBQs. Located just steps from the Bow River pathway system, cafes, shops, the Central Library, Studio Bell, and downtown, this home offers the best of urban living in one of Calgary's most walkable and sought-after communities.