

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

MLS® #A2204307

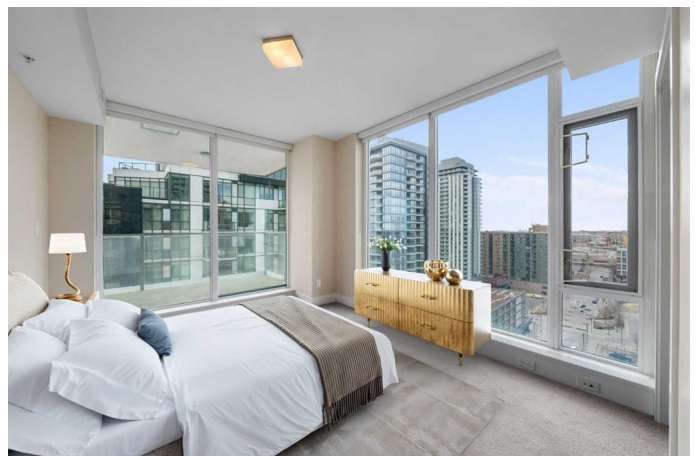
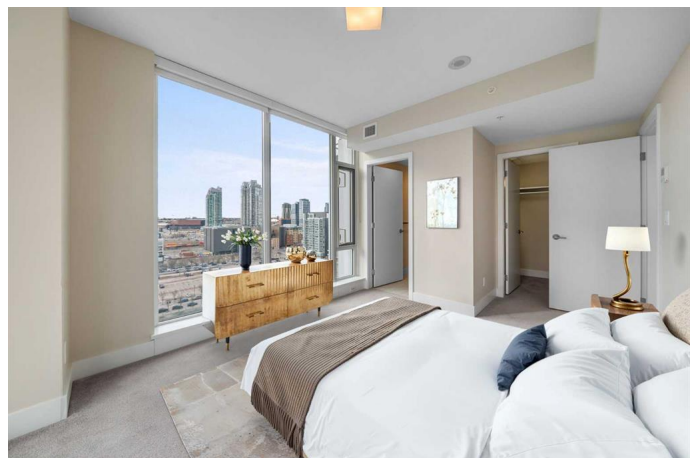
**\$479,900**

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 BALCONY 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! Don'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      | Community Gardens, Elevator(s), Fitness Center, Other, Park, Party Room, Sauna, Storage, 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 |
|-------------------|---|

Construction      Brick, Concrete

### **Additional Information**

Date Listed      March 27th, 2025

Days on Market      8

Zoning      CC-EMU

### **Listing Details**

Listing Office      eXp Realty

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