# \$455,000 - 1505, 519 Riverfront Avenue Se, Calgary

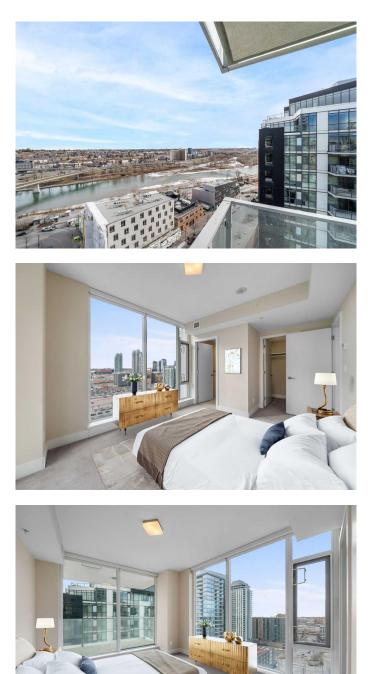
MLS® #A2204307

#### \$455,000

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! Don't miss the opportunity to make this property yours. Schedule your viewing today!



## **Essential Information**

MLS® #	A2204307
Price	\$455,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.00
Year Built	2015
Туре	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	Other, Park, Storage, Community Gardens, Dog Park, Elevator(s),				
	Fitness Center, Party Room, Sauna, 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, See Remarks,				
	Storage, Walk-In Closet(s), Sauna				
Appliances	Dryer, Gas Stove, Microwave, Refrigerator, Washer				
Heating	In Floor, Central				
Cooling	Central Air				
# of Stories	21				

#### Exterior

<b>Exterior Features</b>	Balcony,	Courtyard,	Lighting,	Barbecue, Storage
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Construction Brick, Concrete

#### **Additional Information**

Date ListedMarch 27th, 2025Days on Market116ZoningCC-EMU

#### **Listing Details**

Listing Office eXp Realty

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