



**GRASSROOTS**  
REALTY GROUP

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**1101, 519 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2216632**



**\$360,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	646 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Guest, Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Evolution, an upscale and architecturally striking residence located just steps from the Bow River in Calgary's dynamic East Village. This luxurious one-bedroom home in the Fuse Tower combines high-end finishes, premium amenities, and an unbeatable location surrounded by some of the city's best shops, restaurants, and cultural attractions. This oversized one-bedroom unit has been thoughtfully maintained and features brand-new laminate flooring (installed April 2025) in the kitchen and living area, offering a fresh, modern touch. The spacious bedroom is finished with cozy carpeting and boasts beautiful views of the Bow River. A spa-inspired bathroom with in-floor heating adds a touch of luxury to your morning routine. The open-concept living area easily accommodates a large sofa, with additional space for a dining table or home office setup. Step out onto the expansive balcony, large enough for outdoor dining or lounge seating, and take in the sweeping views of the Bow River — a perfect extension of your living space for relaxing or entertaining. Additional features include in-suite laundry, a titled underground parking stall, and a separate storage locker, providing everyday convenience and peace of mind. Residents of the Fuse Tower enjoy exclusive access to a suite of upscale amenities, including a fitness centre, steam room, sauna, party lounge, outdoor terrace, concierge service, and secure underground parking. Perfect for professionals, first-time buyers, or investors, this move-in-ready home offers the best of urban living in one of Calgary's most walkable and sought-after neighbourhoods.