



GRASSROOTS
REALTY GROUP

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**1002, 519 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2227968



\$499,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 885
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters		

Inclusions: 2 Building Fobs

This urban contemporary apartment captures the essence of downtown energy, offering spectacular skyline views of Calgary's vibrant core and the Bow River. Located in Downtown East Village, this is the ultimate urban lifestyle: sleek design, effortless flow, and a walk-everywhere location surrounded by parks, river pathways, chic restaurants, and culture. With more than 1,000 square feet of living space, this home is the perfect canvas for downtown living, where cutting edge design meets day-to-day function. Expansive windows in the dining room, living room, and both bedroom spaces flood the home with natural light and frame uninterrupted views. A gourmet chef's kitchen is appointed with a gas range, quartz countertops, and a peninsula that comfortably seats four, perfect for morning coffee, casual dining, or hosting friends. The adjacent living and dining areas flow seamlessly, creating a space that feels expansive and effortlessly livable. Retreat to the generously sized primary bedroom overlooking the river, with a beautifully finished five-piece ensuite appointed with dual vanities, a deep soaker tub, an oversized shower, and striking stone counters. A second bedroom and full main bath provide additional flexibility, while a laundry and storage room is conveniently tucked into the foyer making daily tasks a breeze. The private balcony equipped with a gas line for grilling is the perfect backdrop for sunset cocktails with sweeping river-to-skyline views. This unit comes complete with an assigned underground parking stall and storage unit. Residents enjoy an impressive list of building amenities, including concierge service, a fitness centre, community lounge, and courtyard gathering spaces with barbecues. Just steps from the Bow River pathway system, St. Patrick's Island, the C-Train, grocery stores, and some of Calgary's best

restaurants and coffee spots, East Village is celebrated for its energy and lifestyle convenience. Whether you're searching for an inspired new home or a smart rental investment, this residence offers a seamless blend of sophistication, comfort, and community. Designed for connected living and located moments from the city centre, this is where your Downtown East Village story begins!