



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1303, 519 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2229982**



**\$549,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 965
<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>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** NA

Stunning River Views from this Exceptional 2-Bedroom + Den Residence by Bosa Development. Enjoy sweeping river views from this beautifully appointed corner suite in the prestigious Evolution building. Designed with floor-to-ceiling windows, the home is bathed in natural light and features refined finishes throughout, including granite countertops and a chef-inspired kitchen equipped with a gas range and abundant storage. The spacious primary bedroom offers double closets and a luxurious five-piece ensuite with in-floor heating. A second bedroom, an additional full bathroom, and a versatile den provide flexible living space for work or guests. Step out onto the expansive balcony to take in the breathtaking views—it's also equipped with a gas line for easy outdoor grilling. Additional highlights include air conditioning, a tandem parking stall, and a dedicated storage locker. Residents enjoy access to premium amenities such as concierge service, a fully equipped fitness centre with sauna and steam room, a serene outdoor courtyard, visitor parking, and an elegant owners' lounge. Ideally located in the vibrant East Village, you're just steps from the RiverWalk, LRT, Calgary Public Library, Studio Bell (home to the National Music Centre), and a variety of shops and restaurants including Phil & Sebastian Coffee, Sidewalk Citizen Bakery, Superstore, Winners, and Shoppers Drug Mart. Don't miss your opportunity to experience elevated urban living—book your private viewing today.