



GRASSROOTS
REALTY GROUP

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1505, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2261756



\$449,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	917 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-EMU
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, See Remarks, Steam Room

Inclusions: N/A

Welcome to Evolution in East Village, where luxury, convenience, and lifestyle meet. Perched on the 15th floor, this stunning 2-bedroom, 2-bathroom residence offers 917 sq. ft. of stylish living space plus an expansive 170 sq. ft. balcony, your front-row seat to gorgeous views of the Bow River, Calgary Tower, and St. Patrick's Island. Inside, floor-to-ceiling windows flood the home with natural light, highlighting the sleek modern kitchen complete with stainless steel appliances, gas range stove, granite counters, and highly finished cabinetry. The open-concept layout flows seamlessly into your dining and living space, while the oversized balcony becomes your private escape for morning coffees or evening city lights. But the lifestyle doesn't stop at your front door. Evolution's world-class amenities rival any private club. Skip the gym membership with two fully equipped fitness centres, relax and recharge in the steam room and sauna, or host unforgettable evenings in the party room or garden courtyard with BBQs. Add in in-suite laundry, concierge service, titled underground parking, and extra storage, everything you could need. Step outside and you're minutes from it all: The Saddledome, award-winning restaurants, craft breweries, the C-Train, river pathways, and Calgary's best entertainment. This is downtown living at its finest. Contact me to book your showing today!