



**805, 519 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2282658**



**\$445,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Walk-In Closet(s)		

**Inclusions:** Gas BBQ

Exceptional value in this modern 2-bedroom + den, 2-bathroom corner residence in the sought-after Evolution Fuse tower in East Village. With expansive floor-to-ceiling Low-E windows, this home is bathed in natural light and showcases stunning views of the Bow River, St. Patrick's Island, and the vibrant East Village skyline. The thoughtfully designed open-concept layout offers both style and functionality. The living area provides the perfect setting to enjoy morning coffee with sunrise river views, while the separate dining space comfortably accommodates sit-down dinners and entertaining. The contemporary kitchen features glossy white upper cabinetry paired with warm wood-grain lower cabinets, granite countertops with full-height backsplash, an undermount sink, and premium stainless steel appliances. The primary retreat includes a walk-in closet and a spa-inspired 4-piece ensuite complete with granite vanity and in-floor radiant heating. The second bedroom is well-sized and ideally positioned near the 3-piece bath for privacy. A generous den offers excellent flexibility for a home office or additional storage. Step outside to the oversized balcony with gas BBQ hookup — the perfect vantage point for summer evenings, city lights, and even Stampede fireworks. Additional highlights include in-suite full-size front-loading washer and dryer, underground parking, and a separate storage locker. Residents of Evolution enjoy concierge service, a fully equipped fitness centre with steam room and sauna, secure underground visitor parking, and a beautifully designed garden terrace. Located in one of Calgary's most dynamic riverfront communities, East Village places you steps from river pathways, parks, restaurants, cafés, the Central Library, Studio Bell, and the LRT. With the future Event Centre and arena development underway,

this location continues to grow in both lifestyle appeal and long-term value. Make this lifestyle yours. Ideal for professionals, urban buyers, or investors seeking strong rental potential in a premier downtown setting.