



**702, 519 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2291045



\$499,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 885
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Recreation Facilities, Soaking Tub		

Inclusions: N/A

Enjoy urban living at its finest! Welcome home to ‘Evolution’! Located on the 7th floor, offering unobstructed river views, this 1,021 sq ft, 2 bedroom, 2 bathroom – NE facing corner unit is perfect for young professionals and students. High ceilings and 9’ floor to ceiling windows make for a bright and open living space. The kitchen is well appointed with granite counter tops and full height backsplash, Stainless Steel appliances including gas range, under counter lighting and breakfast bar. The living room leads out to the nice sized balcony with gas line perfect for relaxing and grilling. The primary suite includes 2 large closets and a 5pc ensuite with double vanity and soaker tub. There is a 2nd bedroom on the opposite side of the unit as well as a 3 pc bathroom and in suite laundry. Both bathrooms offer in-floor heating and walk-in showers. Amenities in the building include 24/7 concierge service, exercise facility, yoga studio, sauna, bicycle storage and secure parking. Entertaining is easy with a fully equipped owners lounge and a large community terrace with seating and BBQ areas. Bicycle storage, secure parking. Includes an assigned underground heated parking stall and a storage locker. You’ll appreciate all the benefits that living in the East Village has to offer. Perfectly situated close to all amenities and walking distance to the Culture + Entertainment District. Direct access to transit and steps to the Riverwalk. Quick access to Memorial Drive & MacLeod Tr. Close to SAIT, University of Calgary, Mount Royal University & Foothills Medical Campus.