



**574 Riverfront Lane SE
Calgary, Alberta**

MLS # A2291694



\$525,000

Division:	Downtown East Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Drive Through, Parkade, Tandem, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Fan Coil, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Membrane, Rubber, Tar/Gravel	Condo Fee:	\$ 1,126
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry		

Inclusions: N/A

Welcome to Evolution, where modern design meets effortless urban living in the heart of Calgary's vibrant East Village. This rare two-storey ground-floor townhouse-style residence offers nearly 1,300 sqft. of thoughtfully designed living space, combining the privacy of a townhome with the convenience and amenities of a full-service condominium building. With two private entrances including direct street access and a spacious patio, this home offers a unique and flexible lifestyle ideal for professionals, downsizers, or investors seeking low-maintenance living in a dynamic inner-city location. The main level features a bright open-concept layout anchored by floor-to-ceiling windows that fill the space with natural light. The modern kitchen showcases two-tone cabinetry, light granite countertops, stainless steel appliances, a 5-burner gas range, and new microwave (2022) complemented by a generous eat-up island perfect for casual dining or entertaining. A versatile flex area offers space for a dining room, home office, or fitness area, while a convenient powder room and pantry complete the main level. Durable laminate flooring provides both style and practicality throughout this space. Upstairs, the spacious primary retreat features two separate closets, floor-to-ceiling windows, and a spa-inspired ensuite complete with dual vanities, a soaker tub, glass-enclosed shower, in-floor heating, and abundant storage. The second bedroom offers its own private ensuite, ideal for guests, kidsroom or roommates. The upper level is further enhanced by a new stackable LG washer and dryer (2025) and additional linen storage. Additional highlights include secure underground tandem parking with drive-through access, a convenient ground-floor storage locker, and the flexibility of entering the home directly from the street or through the building's interior. Residents of Evolution enjoy

an exceptional array of luxury amenities, including a fitness centre, sauna and steam rooms, owners' lounge, concierge service, and a beautifully designed rooftop garden with BBQ areas for summer entertaining. Located just steps from Calgary's river pathways, the C-Train, grocery stores, and some of the city's most sought-after restaurants and cultural destinations, including Nupo, Charbar, the Simmons Building, Phil & Sebastian Coffee, Parlour Ice Cream, Studio Bell, the King Eddy, Calgary Central Library and the emerging Flames Entertainment District. Offering a vibrant, walkable lifestyle with the ease of lock-and-leave living, this exceptional residence presents a rare opportunity to enjoy the best of inner-city Calgary. Perfect for professionals, investors, or those looking to downsize without compromise. The unit has been consistently rented for the past six years, demonstrating strong rental appeal.