



**1503, 519 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2298438



\$499,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,109 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: \$ 965

LLD: -

Zoning: CC-EMU

Utilities: -

Inclusions: N/A

Experience urban living at its finest in the heart of the East Village, nestled within Evolution Fuse! This exquisite, NE corner facing, 2 Bedroom, 2 Bathroom, 15th floor residence exudes contemporary elegance and offers unparalleled living. As you enter this highly maintained property you're greeted to a den space, perfect for an office. The kitchen, dining, living areas have unobstructed expansive river views and surrounding area. The sleek and modern kitchen is equipped with stainless steel appliances, granite countertops, tiled backsplash and ample cabinet space. The living and dining area seamlessly flows onto the large patio (121 Sqf) through sliding glass doors creating a beautiful indoor-outdoor experience complete with gas BBQ hookup and power outlet. The primary bedroom has decent sized closets and walks directly into ensuite bathroom, which has in-floor heating, large soaker tub, walk in shower and dual vanity with granite counter top. The second bedroom has ample space and mirrored doored closet. Additionally a full-size washer/dryer, central air-conditioning, secured storage locker and 1 x tandem parking stall (two cars back to back), just steps away from elevator.

Enjoy an array of amenities at Evolution, including an elevated 2nd floor outdoor garden common area, entertaining lounge, two fitness centre's complete with steam room and sauna, and personalized Concierge services + 24/7 security. Embrace the vibrant riverfront lifestyle with easy access to scenic walking / biking paths along the river or directly to the downtown core, dining, numerous shops / services and the convenience of the C-Train. Don't forget the new Scotia Place coming in 2027 which will only enhance the desirability of The East Village. This unit must be seen - it shows beautifully!