



**1606, 519 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2299450



\$350,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	634 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, In Floor, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Rubber

Basement: -

Exterior: Concrete, Glass

Foundation: Poured Concrete

Features: Chandelier, Granite Counters, Kitchen Island, Recreation Facilities, Soaking Tub, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 563

LLD: -

Zoning: CC-EMU

Utilities: -

Inclusions: None

Stand on your 16th floor balcony and look out over the Stampede grounds with the Calgary Tower front and centre. This is one of those units where the view never gets old. South-facing, so you get great afternoon sun all year long. And the same view follows you into the bedroom, with floor to ceiling windows that bring it right in. Blackout curtains are there for when you actually want to sleep. The layout flows the way a good condo should. The kitchen has bar top seating, granite counters, and a gas range. New dishwasher and a new in-unit washer and dryer. It opens into a proper dining space with room for a real table, then into the living room which is big enough for a sectional. Walk straight out from there onto your balcony. Gas hookup for the BBQ is already there and you have enough space to actually sit out and enjoy it. The whole main living area connects without feeling cramped. The bathroom is set up better than most. Soaker tub, a separate stand-up shower, and the toilet and sink are tucked into their own water closet area. It feels like more bathroom than the floor plan suggests. The building is called Evolution and it delivers. Two gyms, a social lounge, a steam room, a sauna, and an outdoor patio. Concierge at the front desk and overnight security. Key fob access throughout the building. Your parking stall is underground and you have a storage locker in the parkade too. Condo fee covers heat. Central AC is in the unit. East Village is one of the better spots in Calgary right now. You are walking distance to the Riverwalk, the Simmons Building, Bridgeland, and Inglewood. Superstore is close. The C-Train is right there if you need it. Stampede is practically your backyard.