

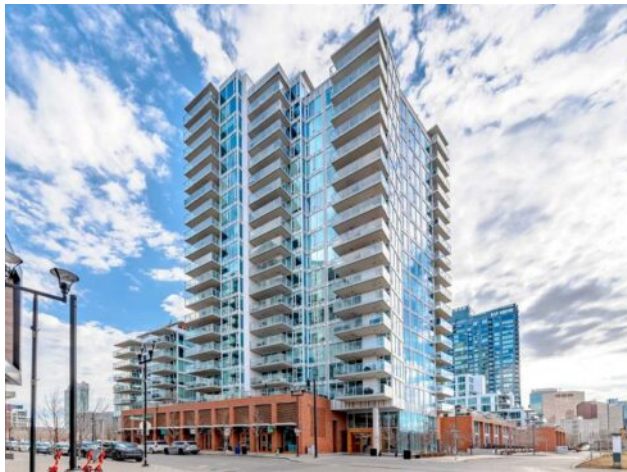


GRASSROOTS
REALTY GROUP

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**308, 519 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2125199



\$429,800

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	819 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 724
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: None

Priced to sell! Welcome to luxury living in the amazing community of East Village. Steps from downtown, the beautiful Bow River, St. Patrick's Island, bike/walking paths, great restaurants and cafes, new Superstore, Central Library, C-Train, playground and much more. This gorgeous condo in the iconic Evolution complex offers 2 bedrooms and 2 bathrooms, one heated underground parking stall and a separate secure storage locker. Modern, sleek design and floor-to-ceiling windows allow plenty of natural light, creating the ideal living/dining area for entertaining. The kitchen features granite countertops, a gas range, backsplash and ample cabinet space. The spacious living room has west exposure and a door to an oversized balcony with gas hookup and beautiful views of the garden/courtyard. A great place to enjoy a summer BBQ or morning coffee. The primary bedroom isn't just a room—it's a sanctuary, complemented by a walk-in closet and a 4-piece ensuite. Upgraded flooring and light fixtures throughout, central A/C and heated bathroom floors. In-suite laundry, huge hallway closets. Evolution is a sought-after complex. This unit is in the shorter building, which boasts the convenience of 2 elevators and is quieter as it's farther from the C-train and Memorial Drive. Additional amenities include landscaped outdoor courtyard with BBQs for residents' use, secure bike storage, 24/7 on-site security, professional concierge, party/meeting room, sauna, steam room & more. Soak up the East Village character with easy access to the Bow River pathway system, adjacent to an LRT station, across the street from Superstore, shops, cafes, restaurants, parks, public library & endless entertainment options. A beautiful home in a well-managed building, surrounded by a dynamic, energetic neighbourhood. Pet-friendly complex and

well-cared-for unit. Call to book your private viewing today!