



**1505, 519 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2138228**



**\$489,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Attached Carport, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Indulge in the allure of Evolution, where sophistication intertwines with spacious luxury, offering breathtaking panoramic views of the Bow River and St. Patrick's Island Park. This meticulously crafted residence boasts two bedrooms plus a den, accompanied by two bathrooms within its 900 square feet of carefully designed and meticulously crafted living space. The kitchen, a masterpiece of high-end aesthetics, showcases stainless steel appliances including gas range, refined granite counters, an abundance of cabinetry, and seamlessly unfolds into the dining room and living area. Immerse yourself in the living room's ambiance, illuminated by floor-to-ceiling windows, while the expansive balcony effortlessly extends the boundaries of your living experience with&nbsp;stunning&nbsp;city views. Privacy and tranquility define the bedrooms and bathrooms, discreetly positioned away from the communal spaces yet offering the same breathtaking vistas and natural light through their own floor-to-ceiling windows. Practical amenities include in-suite laundry and a versatile flex space, ideal for a home office. This residence further provides the convenience of an underground parking stall and additional storage space, ensuring a seamless living experience. Elevating the lifestyle quotient, Evolution's amenities encompass concierge services, underground visitor parking, two fitness rooms, steam and sauna rooms, and an elevated garden courtyard and lounge that overlook the vibrant array of shops and services below. Situated in the ideal location to enjoy downtown living, the East Village beckons with its verdant spaces, meandering river pathways, incredible dining options, and an off-leash park. Welcome to a refined urban sanctuary where every detail reflects a commitment to modern elegance.