



**604, 519 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2151301



\$475,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	899 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 764
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

Welcome to the heart of East Village! Immerse yourself in luxurious living with this spacious, contemporary 2-bedroom, 2-bathroom condo in the Evolution building. Nestled in a vibrant riverfront community, you'll be steps away from shops, restaurants, parks, the river walk, public library, Studio Bell, and the LRT station. This unit boasts a bright, open floor plan with floor-to-ceiling windows. The well-designed layout features a living/dining area that separates the two bedrooms, ensuring privacy. The primary suite offers a 5-piece ensuite bathroom with double vanities, double closets, granite counters, and in-floor heating. The second bedroom and 4-piece bath provide ideal accommodations for guests. Has river views from your private, east-facing balcony, measuring 19' x 5'. The kitchen is a chef's dream, equipped with a gas stove, granite countertops, a beautiful backsplash, stainless steel appliances, an island, and ample counter and storage space. Additional features include air conditioning, in-suite laundry, underground parking, and a storage unit. The Evolution building offers top-notch amenities, including a concierge, fitness room, steam room, sauna, secure entry, social lounge, BBQ areas, and a rooftop garden. Don't miss this opportunity to live in one of Calgary's most sought-after locations. Contact your realtor to schedule a viewing!