



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2202382**



**\$439,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Electric Gate, Guest, Heated Garage, Insulated, Parkade, Stall, Un		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 764
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** All Furniture Can be included, except for 2 bedside tables in master, dark brown table under living room TV, and black chair beside TV

Discover the perfect blend of style, convenience, and location in this fully furnished, move-in-ready 2-bedroom, 2-bathroom unit. Boasting a modern open-concept layout, this sun-drenched home features expansive floor-to-ceiling windows that invite natural light to fill every corner. The gourmet kitchen is a chef's dream, equipped with stainless steel appliances, including a gas stove, and highlighted by a spacious granite-topped island—ideal for cooking, entertaining, or casual dining. The generously sized living area offers a serene view of the river, creating a tranquil space to relax or host guests. Thoughtfully designed for privacy, the two bedrooms are located on opposite sides of the unit. The luxurious primary suite includes a double vanity and ample counter space, making your morning routine effortless. High-end finishes and custom wallpaper throughout add a touch of sophistication to this stunning home. Building amenities include a fully equipped gym, an elegant amenities room for entertaining, a private courtyard, and the convenience of onsite concierge and security. This unit also comes with an assigned parking stall and a secure storage locker. Located in the vibrant East Village, you'll be steps away from trendy restaurants, charming cafes, lively bars, and artisan bakeries. Enjoy unparalleled access to Calgary's best amenities and the convenience of a central location. **BONUS - MOST of the furniture is included!!! Don't miss this opportunity—whether you're looking for a turnkey home or a smart investment property, this unit checks all the boxes!**