# \$455,000 - 1505, 519 Riverfront Avenue Se, Calgary

MLS® #A2204307

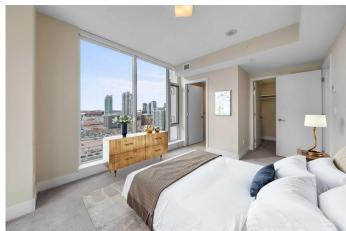
## \$455,000

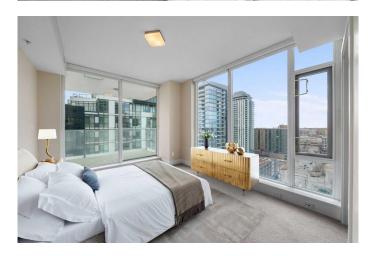
2 Bedroom, 2.00 Bathroom, 917 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to your new luxury apartment in the heart of East Village at Evolution. This exquisite 15th-floor apartment features 2 BEDROOMS, 2 BATHROOMS, spread across 916 sq ft of elegantly designed space and 170 sq ft of urban BLACONY space. The property has FLOOR-TO-CEILINGS windows, offering breathtaking panoramic RIVER VIEWS, CALGARY TOWER, and ST. PATRICK ISLAND. The modern kitchen is a masterpiece with STAINLESS STEEL appliances, a GAS STOVE, GRANITE counters, and ample cabinetry that seamlessly flows into the open-concept dining and living areas. The huge balcony extends your living experience, providing a perfect place for city views. Let's talk about AMENITIES: in-suite laundry, UNDERGROUND TITLED parking, and additional storage, 2 FITNESS ROOMS, lobby CONCIERGE, STEAM ROOM, SAUNA, PARTY ROOM, and a GARDEN COURTYARD equipped with BBQs. This condo is close to The Saddledome for your weekend hockey games, elegant restaurants for fine dining, the C-Train for convenient commute, and much more to make your dream downtown lifestyle a reality. This also makes for an incredible INVESTMENT opportunity, easy to rent with comparables renting from \$2,200-\$2,800/month! Don't miss the opportunity to make this property yours. Schedule your viewing today!







#### **Essential Information**

MLS® # A2204307 Price \$455,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 917
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1505, 519 Riverfront Avenue Se

Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G 1K2

### **Amenities**

Amenities Community Gardens, Dog Park, Elevator(s), Other, Park, Storage,

Fitness Center, Party Room, Sauna, Service Elevator(s)

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks,

Storage, Walk-In Closet(s), Sauna

Appliances Dryer, Gas Stove, Microwave, Refrigerator, Washer

Heating Central, In Floor

Cooling Central Air

# of Stories 21

#### **Exterior**

Exterior Features Balcony, Barbecue, Courtyard, Lighting, Storage

Construction Brick, Concrete

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 107

Zoning CC-EMU

# **Listing Details**

Listing Office eXp Realty

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