

**303, 519 Riverfront Avenue SE
 Calgary, Alberta**

MLS # A2245557



\$445,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,109 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Views, Waterfront		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 965
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub		

Inclusions: N/A

Experience breathtaking river views from this elegant 2 Bed 2 bath+ Balcony corner unit in the sought-after Evolution building. Featuring floor-to-ceiling windows, chef's kitchen with gas range, granite counters, central air conditioning, and a spa-like ensuite. Enjoy a spacious balcony with amazing Views. This unit comes with storage locker, and premium amenities including 24 hours security/concierge services, fitness centre, sauna, and BBQ area. Steps away from Studio Bell, grocery stores, RiverWalk, LRT, Library, and top restaurants. Don't miss on this "Stunning Riverfront Living in East Village"—book your private tour today!