

**1903, 519 Riverfront Avenue SE**  
**Calgary, Alberta**

**MLS # A2272030**



**\$319,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	634 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Sauna, See Remarks, Steam Room		

**Inclusions:** n/a

**\*\*PET FRIENDLY BUILDING\*\***Welcome to an amazing condo with **OUTSTANDING VIEWS** of downtown Calgary, including the gorgeous Calgary Tower, Calgary Public Library, Studio Bell and Saddledome. Your future home is located on the 19th floor of the sought after **EVOLUTION** building, which is walking distance to a myriad of amenities in the East Village, and downtown. This luxury unit offers a beautiful kitchen with **GAS STOVE**, huge stone countertop, and plenty of cupboards. There is a dining area, a cozy living room with access to a good size balcony, a bedroom with a posh 4PC ensuite and a walk-in closet. Both living room and the bedroom have **FLOOR to CEILING** windows facing south. **\*\*\*Enjoy the spectacular views\*\*\***