

**205, 519 Riverfront Avenue SE
Calgary, Alberta**

MLS # A2282831



\$525,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	893 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: n/a

Discover the ultimate condo living experience in this stunning 2 bed + den unit at Evolution by Bosa Developments, nestled in the vibrant East Village of Downtown Calgary. This immaculate residence boasts an impressive and rare **500+ sq ft private patio** with sunny south exposure, a rare find in condo living—perfect for entertaining or enjoying a quiet evening outdoors. The thoughtful floor plan includes two spacious bedrooms, with the primary suite featuring an ensuite bathroom and a walk-in closet. The stylish kitchen is equipped with upgraded stainless steel appliances, including a gas range, elegant granite countertops, and a convenient breakfast bar, seamlessly flowing into the adjoining dining room and spacious living room, which provides direct access to the coveted outdoor space. Additional highlights include in-suite laundry, a den for your home office or extra storage, and parking for two vehicles in a tandem stall—eliminating the hassle of street parking and car shuffling. Residents enjoy exceptional building amenities, including concierge services, two fitness rooms, a steam room, sauna, and underground visitor parking. Located just steps away from transit, the C-train, river pathways, the zoo, and Prince's Island Park, this condo offers an unbeatable lifestyle in a thriving community. Don’t miss this wonderful opportunity to call this immaculate space home!