

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

**MLS # A2301113**



**\$449,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 764
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Frame	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shelving Unit beside guest bath is included, TV Wall mount, L-shaped leather sofa, foldable table in closet, round glass table, 2 white bar stools in kitchen, desk, white bench, & TV in primary bedroom, BBQ, 2 Grey Chairs on the patio

Welcome to Evolution, where modern design meets the perfect layout. This bright 6th-floor home offers 882 sq. ft. of stylish living space, featuring floor-to-ceiling windows that capture the views of the Bow River in each room. Why This Home Stands Out: **• The Ultimate Privacy Layout:** The smart "split-bedroom" design places the rooms on opposite sides of the unit, perfect for roommates, hosting guests, or a quiet work-from-home setup without distractions. **• Oversized Private Balcony:** Enjoy a larger-than-average patio with a gas line, giving you plenty of extra room to BBQ, lounge, and truly enjoy the outdoor city atmosphere. **• Modern Chef's Kitchen:** Outfitted with sleek white cabinetry, granite counters, a gas range, and a breakfast bar for easy morning coffee. **• Primary Suite Retreat:** A spacious sanctuary with dual closets and a 5-piece ensuite, complete with a double vanity and cozy in-floor heating. **Premium Building Amenities:** Elevate your lifestyle with 24/7 concierge service, a fully equipped fitness centre, yoga studio, sauna, and a social lounge. You also get an expansive outdoor terrace for larger gatherings, plus secure heated underground parking and a storage locker. **Location, Location, Location:** Just steps from the Riverwalk and the vibrant Culture & Entertainment District. With transit nearby and quick access to downtown, SAIT, and the University of Calgary, you're connected to the best of the city. Style, space, and a layout that works—experience it for yourself