

**1004, 519 Riverfront Avenue SE  
Calgary, Alberta**

**MLS # A2321485**



**\$435,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 764
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

**RARE UNOBSTRUCTED VIEWS OF THE RIVER!** Welcome to Evolution and the ultimate East Village lifestyle! Perched on the 10th floor, this beautiful 2-bedroom, 2-bathroom condo showcases stunning river views, floor-to-ceiling windows, and a bright, open-concept layout that perfectly balances modern comfort with downtown convenience. Designed for both everyday living and entertaining, the contemporary kitchen features granite countertops, stainless steel appliances, a gas range, and a large island that anchors the space. The spacious living area flows seamlessly to the balcony, where you can relax and take in the river views below. Enter the primary retreat, which offers his & hers closets and a spa-inspired ensuite complete with dual vanities, a soaker tub, walk-in shower, and heated floors. Thoughtfully positioned on the opposite side of the unit, the second bedroom provides excellent privacy for guests, roommates, or a home office. Little luxuries include air conditioning, in-suite laundry, assigned underground parking, and an assigned storage locker. At Evolution, the building amenities are second to none, including concierge service, fitness facilities, steam and sauna rooms, an owners' lounge, beautifully landscaped outdoor gathering spaces, and secure underground parking. Located in one of Calgary's most historic and walkable neighbourhoods, you're just steps from the Bow River Pathway, St. Patrick's Island, local cafes, award-winning restaurants, Studio Bell, Stampede Park, the downtown core, and Calgary's emerging Culture + Entertainment District. Whether you're a young professional, investor, or simply someone who appreciates having nature and city life at your doorstep, this is a unique opportunity to experience the very best of downtown Calgary living. Don't miss out on this once in a lifetime opportunity! Summer possession

available!