

# \$479,900 - 1505, 519 Riverfront Avenue Se, Calgary

MLS® #A2204307

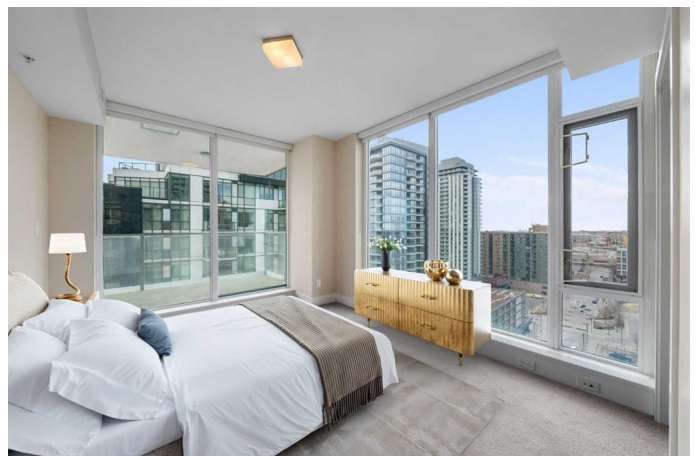
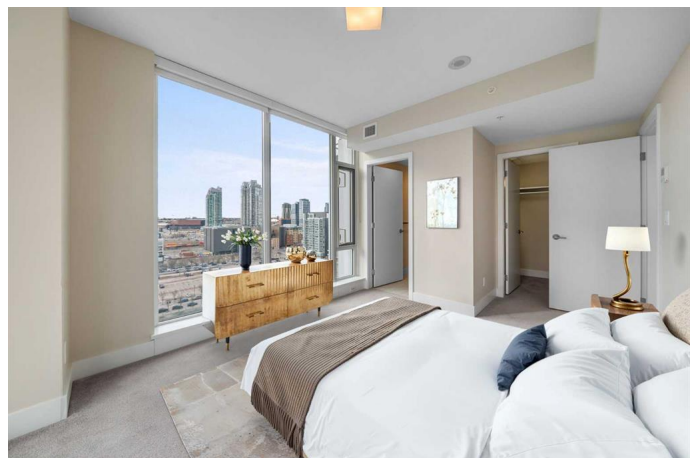
**\$479,900**

2 Bedroom, 2.00 Bathroom, 917 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to your new luxury apartment in the heart of East Village at Evolution. This exquisite 15th-floor apartment features 2 BEDROOMS, 2 BATHROOMS, spread across 916 sq ft of elegantly designed space and 170 sq ft of urban BLACONY space. The property has FLOOR-TO-CEILINGS windows, offering breathtaking panoramic RIVER VIEWS, CALGARY TOWER, and ST. PATRICK ISLAND. The modern kitchen is a masterpiece with STAINLESS STEEL appliances, a GAS STOVE, GRANITE counters, and ample cabinetry that seamlessly flows into the open-concept dining and living areas. The huge balcony extends your living experience, providing a perfect place for city views. Let's talk about AMENITIES: in-suite laundry, UNDERGROUND TITLED parking, and additional storage, 2 FITNESS ROOMS, lobby CONCIERGE, STEAM ROOM, SAUNA, PARTY ROOM, and a GARDEN COURTYARD equipped with BBQs. This condo is close to The Saddledome for your weekend hockey games, elegant restaurants for fine dining, the C-Train for convenient commute, and much more to make your dream downtown lifestyle a reality. This also makes for an incredible INVESTMENT opportunity, easy to rent with comparables renting from \$2,200-\$2,800/month! Donâ€™t miss the opportunity to make this property yours. Schedule your viewing today!

Built in 2015



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204307          |
| Price          | \$479,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 917               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1505, 519 Riverfront Avenue Se |
| Subdivision | Downtown East Village          |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2G 1K2                        |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Other, Park, Party Room, Sauna, Storage, Community Gardens, Dog Park, Service Elevator(s) |
| Parking Spaces | 1  |
| Parking        | Underground  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dryer, Gas Stove, Microwave, Refrigerator, Washer  |
| Heating           | Central, In Floor  |
| Cooling           | Central Air  |
| # of Stories      | 21   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Courtyard, Lighting, Storage, Barbecue |
|-------------------|---|

Construction      Brick, Concrete

### **Additional Information**

Date Listed      March 27th, 2025

Days on Market    27

Zoning      CC-EMU

### **Listing Details**

Listing Office      eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.