

1303, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2229982

\$549,900



Heating: Central, Fan Coil, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete, Metal Siding

Foundation: -

Features: Granite Counters, No Smoking Home

Inclusions: NA

Division: Downtown East Village

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 1,107 sq.ft. **Age:** 2015 (10 yrs old)

Beds: 2 **Baths:** 2

Garage: Parkade, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 965

LLD: -

Zoning: CC-EMU

Utilities: -

Stunning River Views from this Exceptional 2-Bedroom + Den Residence by Bosa Development. Enjoy sweeping river views from this beautifully appointed corner suite in the prestigious Evolution building. Designed with floor-to-ceiling windows, the home is bathed in natural light and features refined finishes throughout, including granite countertops and a chef-inspired kitchen equipped with a gas range and abundant storage. The spacious primary bedroom offers double closets and a luxurious five-piece ensuite with in-floor heating. A second bedroom, an additional full bathroom, and a versatile den provide flexible living space for work or guests. Step out onto the expansive balcony to take in the breathtaking views—it's also equipped with a gas line for easy outdoor grilling. Additional highlights include air conditioning, a tandem parking stall, and a dedicated storage locker. Residents enjoy access to premium amenities such as concierge service, a fully equipped fitness centre with sauna and steam room, a serene outdoor courtyard, visitor parking, and an elegant owners' lounge. Ideally located in the vibrant East Village, you're just steps from the RiverWalk, LRT, Calgary Public Library, Studio Bell (home to the National Music Centre), and a variety of shops and restaurants including Phil & Sebastian Coffee, Sidewalk Citizen Bakery, Superstore, Winners, and Shoppers Drug Mart. Don't miss your opportunity to experience elevated urban living—book your private viewing today.