

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

**MLS # A2282831**



**\$495,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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&mdash;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&rsquo;t miss this wonderful opportunity to call this immaculate space home!