

# \$455,000 - 1505, 519 Riverfront Avenue Se, Calgary

MLS® #A2204307

**\$455,000**

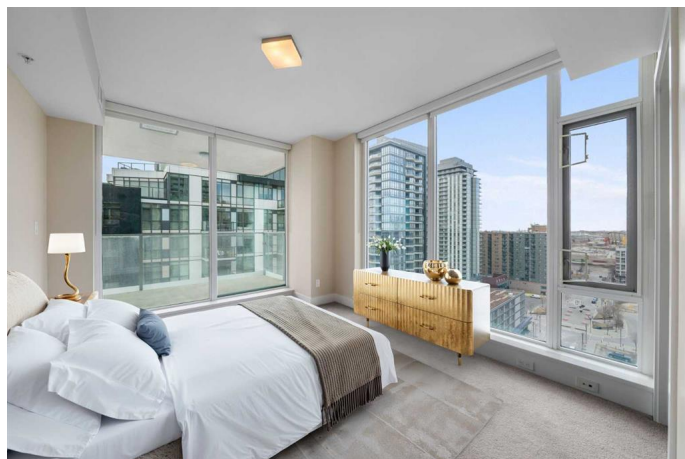
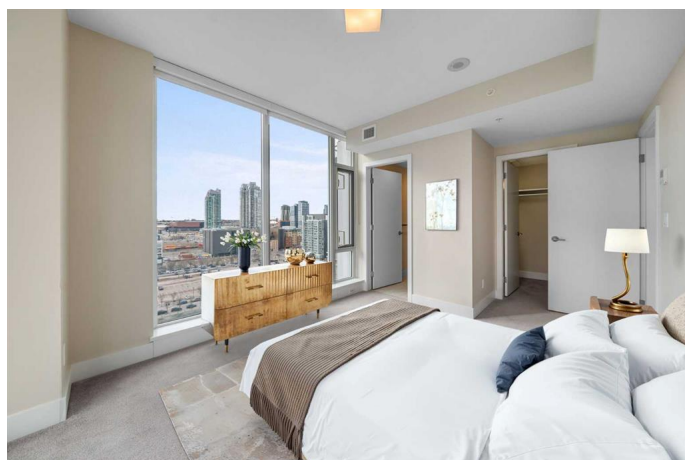
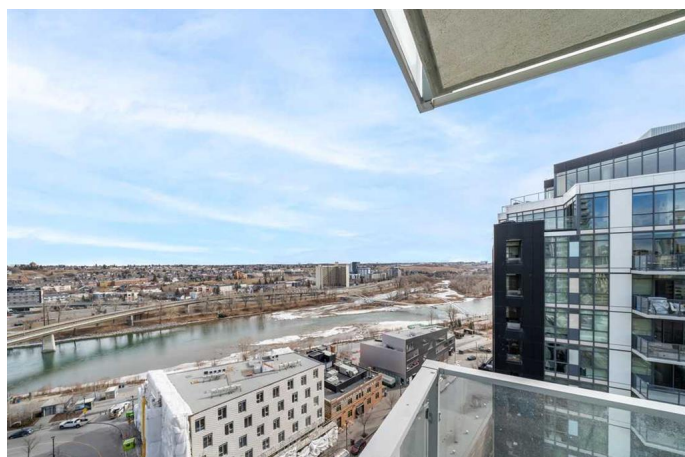
2 Bedroom, 2.00 Bathroom, 917 sqft

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	\$455,000
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	Community Gardens, Dog Park, Elevator(s), Other, Park, Storage, Fitness Center, Party Room, Sauna, 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, See Remarks, Storage, Walk-In Closet(s), Sauna
Appliances	Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Central, In Floor
Cooling	Central Air
# of Stories	21

## Exterior

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

Construction            Brick, Concrete

**Additional Information**

Date Listed            March 27th, 2025  
Days on Market        100  
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.