



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**519 RIVERFRONT Avenue #308, Calgary T2G 1K6**

MLS® #: **A2125199**

Area: **Downtown East  
Village**

Listing Date: **04/23/24**

List Price: **\$429,800**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **2015**  
Year Built:

Finished Floor Area

Abv Sqft: **819**

Low Sqft:

Ttl Sqft: **819**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**27**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Concrete**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`9" x 10`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 11`5"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 8`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$724**

Title:  
**Fee Simple**

Zoning:  
**CC-EMU**

Legal Desc:	1512254	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Priced to sell! Welcome to luxury living in the amazing community of East Village. Steps from downtown, the beautiful Bow River, St. Patrick's Island, bike/walking paths, great restaurants and cafes, new Superstore, Central Library, C-Train, playground and much more. This gorgeous condo in the iconic Evolution complex offers 2 bedrooms and 2 bathrooms, one heated underground parking stall and a separate secure storage locker. Modern, sleek design and floor-to-ceiling windows allow plenty of natural light, creating the ideal living/dining area for entertaining. The kitchen features granite countertops, a gas range, backsplash and ample cabinet space. The spacious living room has west exposure and a door to an oversized balcony with gas hookup and beautiful views of the garden/courtyard. A great place to enjoy summer BBQ or morning coffee. The primary bedroom isn't just a room—it's a sanctuary, complemented by a walk-in closet and a 4-piece ensuite. Upgraded flooring and light fixtures throughout, central A/C and heated bathroom floors. In-suite laundry, huge hallway closets. Evolution is a sought-after complex. This unit is in the shorter building, which boasts the convenience of 2 elevators and is quieter as it's farther from the C-train and Memorial Drive. Additional amenities include landscaped outdoor courtyard with BBQs for residents' use, secure bike storage, 24/7 on-site security, professional concierge, party/meeting room, sauna, steam room &amp; more. Soak up the East Village character with easy access to the Bow River pathway system, adjacent to an LRT station, across the street from Superstore, shops, cafes, restaurants, parks, public library &amp; endless entertainment options. A beautiful home in a well-managed building, surrounded by a dynamic, energetic neighbourhood. Pet-friendly complex and well-cared-for unit. Call to book your private viewing today!</b></p>		
Inclusions:	None		
Property Listed By:	2% Realty		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















