

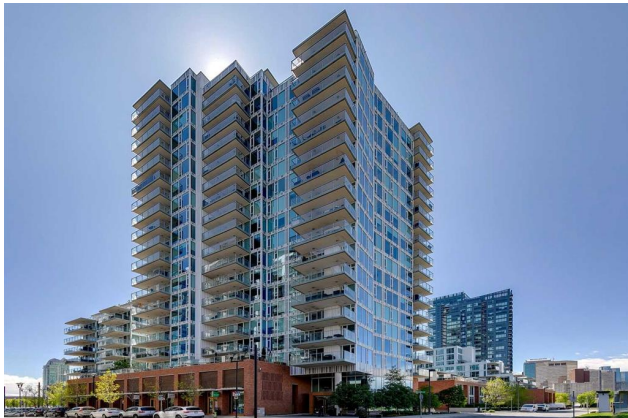


THE
A-TEAM

**RE/MAX
FIRST**

519 RIVERFRONT Avenue #603, Calgary T2G 1K6

MLS® #: **A2132947** Area: **Downtown East Village** Listing Date: **06/04/24** List Price: **\$495,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned, Underground

Finished Floor Area

Abv Sqft: **1,108**
 Low Sqft:
 Ttl Sqft: **1,108**

DOM

24

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil, In Floor**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9' 2" x 8' 0"	Dining Room	Main	13' 0" x 12' 0"
Living Room	Main	14' 0" x 13' 0"	Laundry	Main	9' 0" x 8' 6"
Bedroom - Primary	Main	11' 6" x 10' 0"	Bedroom	Main	11' 6" x 10' 0"
3pc Bathroom	Main		5pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$965** Title: **Fee Simple** Zoning: **CC-EMU**

Fee Freq:
Monthly

Legal Desc: **1512254**

Remarks

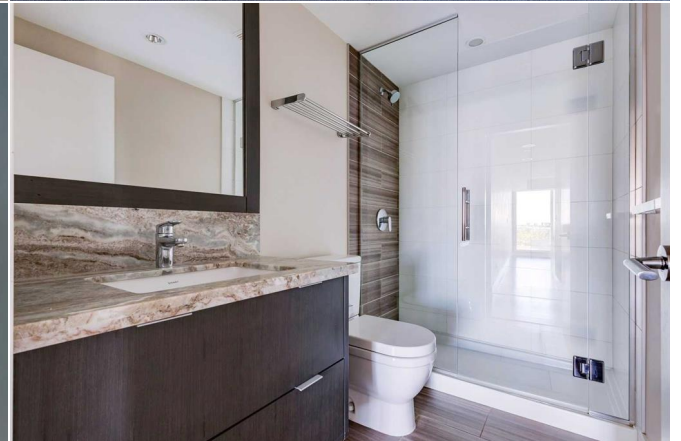
Pub Rmks: **Available for immediate possession, this 2-bedroom, 2-bathroom condo, plus a den, offers just over 1100 sq ft of luxurious living space. You'll love the sleek kitchen featuring modern cabinets, stainless steel appliances, granite countertops, and a gas range. The eat-up bar is perfect for quick meals and casual dining. The open floor plan is ideal for entertaining friends and family, with floor-to-ceiling windows providing breathtaking views of the bow river. The primary bedroom features a walk-through closet and a luxurious ensuite bathroom with dual sinks and a separate shower. Both bedrooms offer views of the river. Enjoy the convenience of in-suite laundry and a flexible den space that can be adapted to your needs. The evolution complex offers 24 hour concierge service, 2 gyms, steam room, sauna, social room, rooftop garden patio for all of your family and friends to enjoy. The unit is walking distance to the C-train, shopping, restaurants, downtown core, the bow river and prince's Island park. Don't miss out on this exceptional home that combines style, comfort, and stunning views. Schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **Nineteen 88 Real Estate**

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









603 519 RIVERFRONT AVE SE, CALGARY, AB
 MAIN - 1108.76 Sq.Ft. / 103.00 m²
 RMAS TOTAL - 1108.76 Sq.Ft. / 103.00 m²

CONVENTIONAL CONDO
 *PRICE DOES NOT INCLUDES TAKEN PAINT TO PAINT

PRIMARY BEDROOM 11'6" X 10'7"
 BEDROOM 11'6" X 10'7"
 LIVING ROOM 14'0" X 10'2"
 BALCONY 18'7" X 4'6"
 DINING 10'0" X 10'0"
 KITCHEN 8'4" X 9'6"
 LAUNDRY
 S.P.C. INSURANCE
 S.P.C. 1
 S.P.C. 2
 BEN AREA

MAIN FLOOR PLAN