



THE
A-TEAM

**RE/MAX
FIRST**

519 RIVERFRONT Avenue #307, Calgary T2G 5R1

MLS® #: **A2137457**

Area: **Downtown East Village**

Listing Date: **06/02/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$27k, 30-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **639**
Low Sqft:
Ttl Sqft: **639**

DOM

118
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Fan Coil,In Floor Roughed-In**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions
Kitchen	Main	8`9" x 8`2"
Den	Main	8`10" x 9`7"
Bedroom	Main	9`11" x 11`2"

Room	Level	Dimensions
Living Room	Main	10`8" x 10`11"
Dining Room	Main	10`6" x 7`9"
3pc Bathroom	Main	7`4" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$563

Title: **Fee Simple**
Fee Freq: **Bi-Monthly**

Zoning: **CC-EMU**

Legal Desc: 1512254

Remarks

Pub Rmks: **GREAT LOCATION in Downtown!!This condo in the heart of the desirable EAST VILLAGE is priced to sell. A 1 bedroom + Den in the Fuse tower , Laminate floors in entry, kitchen, living, dining & den. Floor to ceiling south facing energy efficient windows. Stylish interior features glossy white lacquered upper & wood-grain veneer lower cabinetry, granite counters with full-height backsplash & under-mount sink. 4 pc bath w/ granite vanity top & radiant heated floors. . Full sized front loading washer & dryer. Secured parking for residents & evening parking for visitors. Fully equipped fitness Centre & concierge services**

Inclusions: N/A
Property Listed By: Grand Realty

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









