



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**519 RIVERFRONT Avenue #705, Calgary T2G 1K6**

MLS® #: **A2152670**

Area: **Downtown East Village**

Listing Date: **07/31/24**

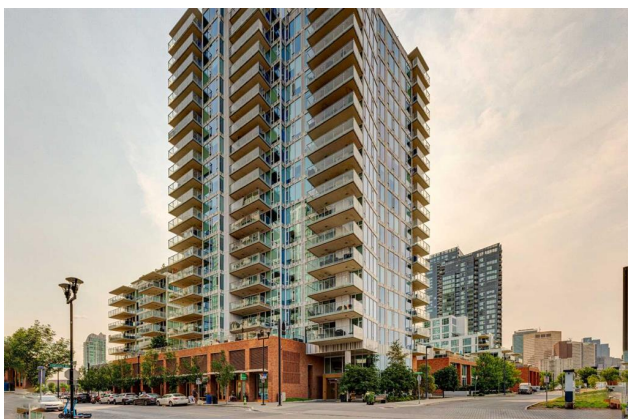
List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 04-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **890**  
Low Sqft:  
Ttl Sqft: **890**

DOM

**49**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned, Parkade, Stall, Underground**

Utilities and Features

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

Construction: **Brick, Concrete**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**  
Int Feat: **Breakfast Bar, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11'0" x 9'0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13'0" x 7'0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13'6" x 13'0"</b>	<b>Den</b>	<b>Main</b>	<b>9'0" x 5'6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12'8" x 10'6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10'4" x 9'8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7'10" x 5'0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9'2" x 5'0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3'4" x 3'0"</b>	<b>Foyer</b>	<b>Main</b>	<b>5'4" x 4'8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$804**

Title:  
**Fee Simple**

Zoning:  
**CC-EMU**

Fee Freq:  
**Monthly**

Legal Desc: **1512254**

Remarks

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Pub Rmks: **Welcome to Evolution in the heart of the East Village, where you'll find this exceptional 2-bedroom, 2-bathroom + Den apartment with 2 parking stalls and separate storage. Experience an incredible living environment surrounded by a variety of nearby activities, including a playground, off-leash dog park, extensive pathways, and a range of shops. Plus, the vibrant downtown scene of Calgary is just a short walk away. This unit on the northeast corner of the building offers river views and plenty of natural light. The spacious open floor plan is perfect for entertaining, with a well-appointed kitchen and a primary bedroom featuring a private ensuite. The second bedroom shares a stylish bathroom with the common area. Don't miss out on this opportunity - contact your preferred realtor today and make this extraordinary apartment your next home!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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