



THE
A-TEAM

**RE/MAX
FIRST**

519 RIVERFRONT Avenue #604, Calgary T2G1K6

MLS® #: **A2160542** Area: **Downtown East Village** Listing Date: **09/05/24** List Price: **\$469,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **906**
 Low Sqft:
 Ttl Sqft: **906**

DOM

13
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: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Creek/River/Stream/Pond**
 Park Feat: **Assigned,Parkade,Stall**

Utilities and Features

Roof: **Rubber**
 Heating: **Fan Coil,In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,Gas Grill**

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

Kitchen Appl: **Dishwasher,Dryer,Freezer,Gas Cooktop,Gas Oven,Instant Hot Water,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`9" x 10`5"	Living Room	Main	14`6" x 12`10"
Laundry	Main	5`9" x 3`1"	Bedroom - Primary	Main	12`4" x 11`0"
Bedroom	Main	9`9" x 9`2"	3pc Bathroom	Main	
5pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$764

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc: **1512254**

Remarks

Pub Rmks: **This is a beautiful and spacious 2 bed 2 bath with floor to ceiling windows in the EVOLUTION Fuse tower in East Village. Just under 1000 sq feet, this apartment has everything you need, from a high end kitchen to the floor heating bathrooms. The kitchen and the sitting room separate the large master luxurious bedroom and the 2nd bedroom and bathroom, so both rooms have its own privacy. The large deck with beautiful views of the river and the floor decking with gas BBQ is perfect for hosting summer gatherings. Residents of this unit will be able to take advantage of the two gyms, steam and sauna rooms, courtyard with BBQ and the party room. The apartment is conveniently located across from the river and bike paths and the Simmons building, minutes from the train station and grocery store...and walking distance in to the core downtown.**

Inclusions: **Furniture negotiable**

Property Listed By: **Bode Platform Inc.**

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