



THE
A-TEAM

**RE/MAX
FIRST**

519 RIVERFRONT Avenue #1505, Calgary T2G 1K2

MLS® #: **A2167100**

Area: **Downtown East Village**

Listing Date: **09/19/24**

List Price: **\$479,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **916**
Low Sqft:
Ttl Sqft: **916**

DOM

29
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:

Park Feat:

Underground

Utilities and Features

Roof: **Central, In Floor**

Heating: **Central, In Floor**
Sewer: **Balcony, Barbecue, Courtyard, Lighting, Storage**

Construction: **Brick, Concrete**

Flooring: **Laminate**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dryer, Gas Stove, Microwave, Refrigerator, Washer**

Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`11" x 11`1"
Dining Room	Main	6`2" x 13`2"
3pc Bathroom	Main	5`0" x 8`2"
4pc Ensuite bath	Main	8`11" x 5`0"

Room	Level	Dimensions
Kitchen	Main	10`3" x 10`11"
Living Room	Main	13`4" x 13`4"
Bedroom	Main	12`5" x 9`5"
Bedroom - Primary	Main	15`9" x 10`3"

Legal/Tax/Financial

Condo Fee: **\$804**

Title: **Fee Simple**

Zoning: **CC-EMU**

Fee Freq:
Monthly

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to your new luxury apartment in the heart of East Village at Evolution. This exquisite 15th-floor apartment features 2 BEDROOMS, 2 BATHROOMS, spread across 916 square feet of elegantly designed space. The property has FLOOR-TO-CEILINGS windows, offering breathtaking panoramic VIEWS of the BOW RIVER, CALGARY TOWER, and ST. PATRICK ISLAND. The modern kitchen is a masterpiece with STAINLESS STEEL appliances, GRANITE counters, and ample cabinetry, seamlessly flowing into the open-concept dining and living areas. The spacious balcony extends your living experience, providing a perfect backdrop for city views. The bedrooms have stunning vistas and abundant natural light. Let's talk about AMENITIES: in-suite laundry, UNDERGROUND TITLED parking, and additional storage, 2 FITNESS ROOMS, CONCIERGE, STEAM ROOM, SAUNA, PARTY ROOM, and a GARDEN COURTYARD equipped with BBQs. Situated conveniently close to The Saddledome, restaurants, the C-Train, and much more, this property is ideally located for an active downtown lifestyle. Don't miss the opportunity to make this exceptional property yours. Schedule your viewing today!**

Inclusions:
Property Listed By: **Curtains
eXp Realty**

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









