



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

63
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:
Heating: **Central, In Floor**
Sewer:
Ext Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`11" x 11`1"	Kitchen	Main	10`3" x 10`11"
Dining Room	Main	6`2" x 13`2"	Living Room	Main	13`4" x 13`4"
3pc Bathroom	Main	5`0" x 8`2"	Bedroom	Main	12`5" x 9`5"
4pc Ensuite bath	Main	8`11" x 5`0"	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 sq ft of elegantly designed space and 170 sq ft of urban BLACONY 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, a GAS STOVE, GRANITE counters, and ample cabinetry that seamlessly flows into the open-concept dining and living areas. The huge balcony extends your living experience, providing a perfect place for city views. Let's talk about AMENITIES: in-suite laundry, UNDERGROUND TITLED parking, and additional storage, 2 FITNESS ROOMS, lobby CONCIERGE, STEAM ROOM, SAUNA, PARTY ROOM, and a GARDEN COURTYARD equipped with BBQs. This condo is close to The Saddledome for your weekend hockey games, elegant restaurants for fine dining, the C-Train for convenient commute, and much more to make your dream downtown lifestyle a reality. This also makes for an incredible INVESTMENT opportunity, easy to rent with comparables renting from \$2,200-\$2,800/month! Don't miss the opportunity to make this property yours. Schedule your viewing today!**

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

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











1505-519 Riverfront Ave SE, Calgary, AB

Main Floor Interior Area 916.58 sq ft



PREPARED: 2024/09/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

