

519 RIVERFRONT Avenue #1505, Calgary T2G 1K2

A2167100 09/19/24 List Price: \$479,900 MLS®#: Area: **Downtown East** Listing

Village

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2015 Year Built: Abv Saft: Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 916

Lot Shape:

Ttl Park:

Finished Floor Area

916

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Garage Sz:

2 (2)

1 1

2.0 (2 0)

High-Rise (5+)

63

Access: Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof: Construction: Brick,Concrete

Heating: Central,In Floor Sewer:

Ext Feat:

Flooring: Balcony, Barbecue, Courtyard, Lighting, Storage Laminate Water Source: Fnd/Bsmt:

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

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

Utilities:

Room Information

Level Level <u>Room</u> **Dimensions** Room **Dimensions** Fover 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: Title: Zoning: \$804 **Fee Simple** CC-EMU Fee Freq: Monthly

Legal Desc: **1512254**

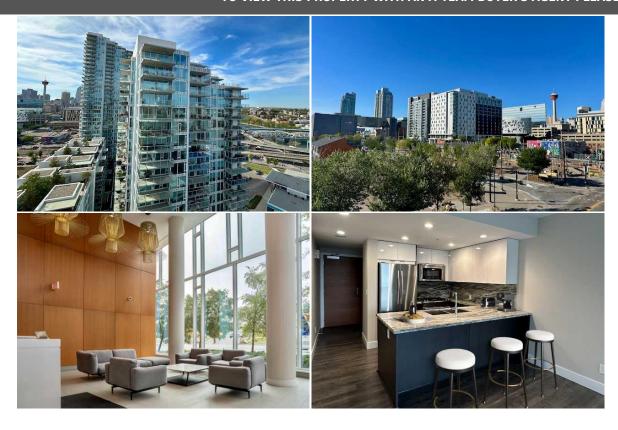
Remarks

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!

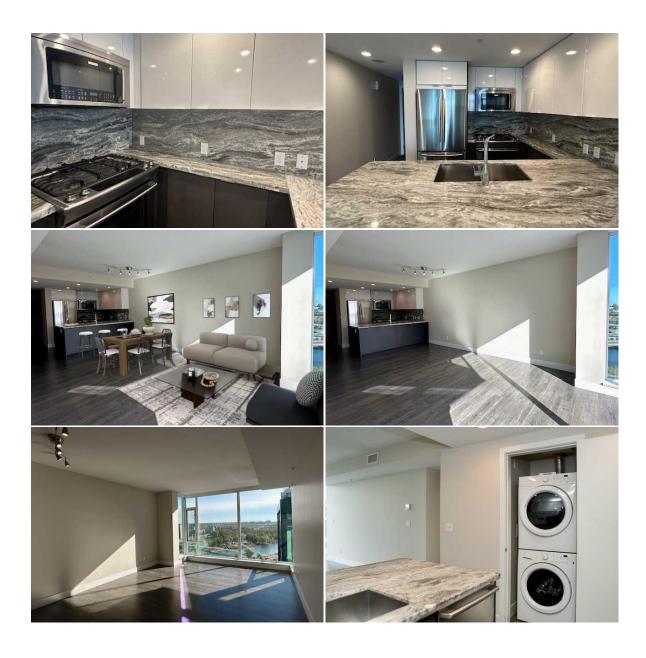
Inclusions: Curtains
Property Listed By: eXp Realty

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





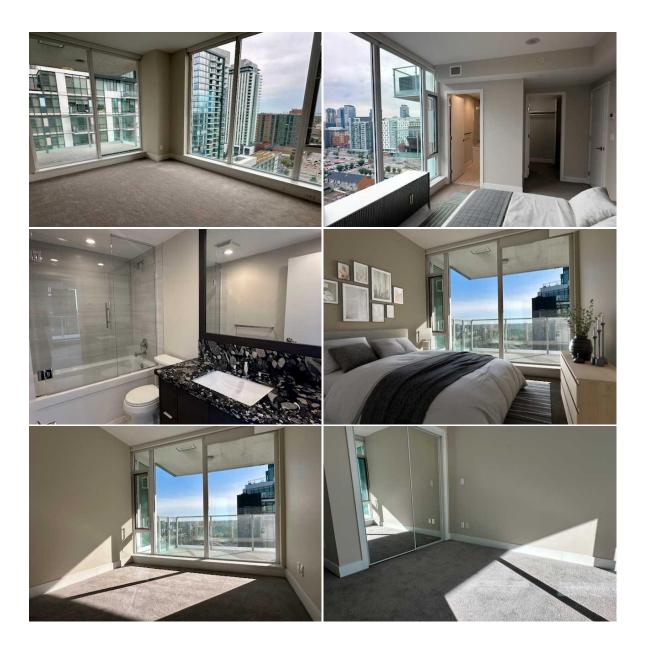








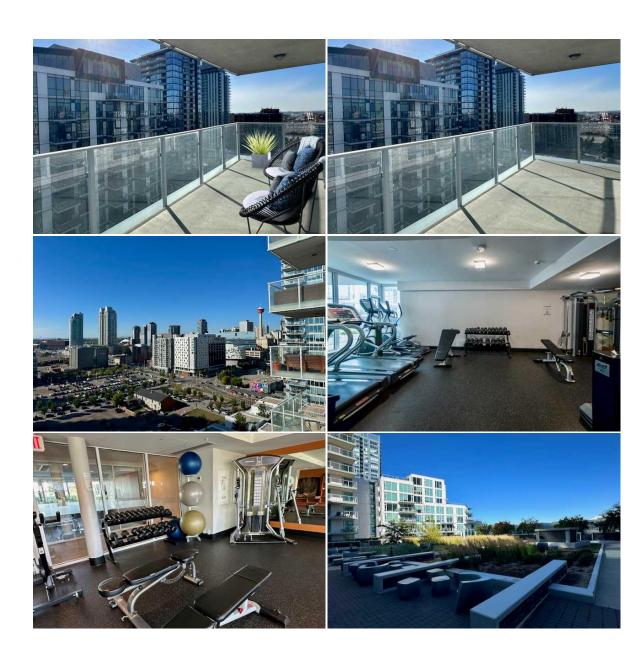






















1505-519 Riverfront Ave SE, Calgary, AB

Main Floor Interior Area 916.58 sq ft





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.

PREPARED: 2024/09/11

BiGUIDE

DECK 8'3" x 20'8" 170 sq ft