



THE
A-TEAM

**RE/MAX
FIRST**

519 RIVERFRONT Avenue #1501, Calgary T2G 1K6

MLS®#: **A2184753**

Area: **Downtown East
Village**

Listing **01/09/25**

List Price: **\$358,500**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **652**

Low Sqft:

Ttl Sqft: **652**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Underground

DOM

23

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction: **Brick, Concrete**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Convection Oven, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **No Animal Home, 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>
Entrance	Main	5`0" x 7`0"	Laundry	Main	3`1" x 3`1"
4pc Bathroom	Main	10`1" x 4`11"	Bedroom - Primary	Main	9`10" x 11`6"
Walk-In Closet	Main	6`4" x 4`9"	Living Room	Main	13`1" x 14`8"
Dining Room	Main	10`6" x 12`2"	Kitchen	Main	8`3" x 9`3"
Balcony	Main	18`11" x 8`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$563

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc: 1512254

Remarks

Pub Rmks: **Experience urban living at its finest in the heart of the East Village nestled within Evolution Fuse! This exquisite 1 Bedroom, 1 Bathroom, West facing, 15th floor residence exudes contemporary elegance and offers luxury living. As you enter this beautiful highly maintained property you immediately see the expansive view of downtown the river and surrounding area. The sleek and modern kitchen is equipped with premium stainless steel appliances, gas range, granite countertops, granite backsplash and ample cabinet space. The living and dining area seamlessly flows onto the large balcony (148.5 Sqf) through sliding glass doors, creating a beautiful indoor-outdoor experience complete with gas BBQ hookup. Bathroom has in-floor heating, large soaker tub and large vanity with granite counter top. The bedroom offers a walk-in closet, blackout blinds and has separate thermostat to control the temperature directly from main living area. Additionally a full-size washer/dryer, central air-conditioning, a secured storage locker and parking stall. Enjoy an array of amenities at Evolution, including a 2nd floor outdoor garden common area, entertaining lounge, two fitness centre's complete with steam room and sauna, and personalized concierge services + 24/7 security. Embrace the vibrant riverfront lifestyle with easy access to scenic walking / biking paths along the river or directly to the downtown core, dining, numerous shops / services and the convenience of the close proximity C-Train station. Don't forget the new Scotia Place coming in 2027 which will only enhance the desirability of The East Village. This property must be seen - it shows beautifully!**

Inclusions: N/A

Property Listed By: Unison Realty Group Ltd.

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







