



THE
A-TEAM

**RE/MAX
FIRST**

519 RIVERFRONT Avenue #704, Calgary T2G1K6

MLS® #: **A2187759** Area: **Downtown East Village** Listing Date: **01/16/25** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned, Electric Gate, Gated, Guest, Heated Garage, Insulated, Parkade, Secured, Stall, Underground

DOM

6

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Garden, Other**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7'9" x 5'5"	5pc Ensuite bath	Main	8'8" x 8'2"
Bedroom	Main	11'9" x 9'2"	Foyer	Main	8'7" x 5'8"
Kitchen	Main	8'6" x 10'1"	Living Room	Main	18'5" x 12'9"
Bedroom - Primary	Main	13'8" x 11'1"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$764

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc: 1512254

Remarks

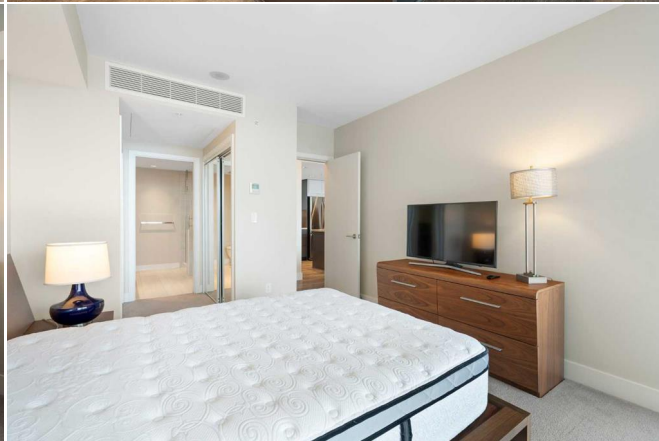
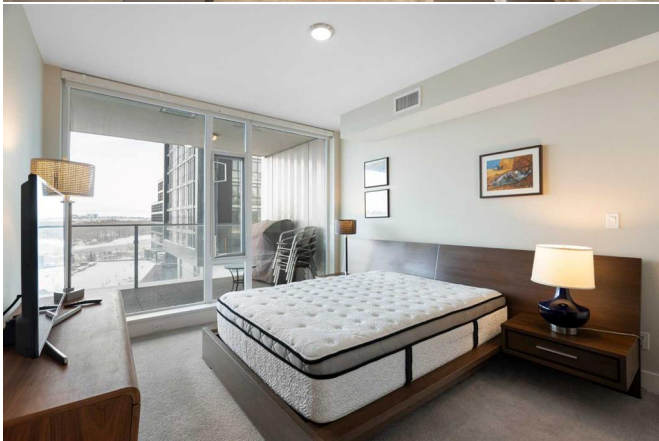
Pub Rmks: **Discover the perfect blend of style, convenience, and location in this fully furnished, move-in-ready 2-bedroom, 2-bathroom unit. Boasting a modern open-concept layout, this sun-drenched home features expansive floor-to-ceiling windows that invite natural light to fill every corner. The gourmet kitchen is a chef's dream, equipped with stainless steel appliances, including a gas stove, and highlighted by a spacious granite-topped island—ideal for cooking, entertaining, or casual dining. The generously sized living area offers a serene view of the river, creating a tranquil space to relax or host guests. Thoughtfully designed for privacy, the two bedrooms are located on opposite sides of the unit. The luxurious primary suite includes a double vanity and ample counter space, making your morning routine effortless. High-end finishes throughout add a touch of sophistication to this stunning home. Building amenities include a fully equipped gym, an elegant amenities room for entertaining, a private courtyard, and the convenience of onsite concierge and security. This unit also comes with an assigned parking stall and a secure storage locker. Located in the vibrant East Village, you'll be steps away from trendy restaurants, charming cafes, lively bars, and artisan bakeries. Enjoy unparalleled access to Calgary's best amenities and the convenience of a central location. Don't miss this opportunity—whether you're looking for a turnkey home or a smart investment property, this unit checks all the boxes!**

Inclusions: **Home comes furnished for ease and convenience!**

Property Listed By: **Grand Realty**

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







704-519 Riverfront Ave SE, Calgary, AB
 Main Floor - 516sq Ft Area 573.48 sq Ft



0 3 6
 PREPARED: 2025/01/05
 Water regions are excluded from total floor area in KASIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





