



604, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2301113



\$459,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 764
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shelving Unit beside guest bath is included, TV Wall mount

Welcome to Evolution, where modern design meets the perfect layout. This bright 6th-floor home offers 882 sq. ft. of stylish living space, featuring floor-to-ceiling windows that capture the views of the Bow River in each room. Why This Home Stands Out: **• The Ultimate Privacy Layout:** The smart "split-bedroom" design places the rooms on opposite sides of the unit, perfect for roommates, hosting guests, or a quiet work-from-home setup without distractions. **• Oversized Private Balcony:** Enjoy a larger-than-average patio with a gas line, giving you plenty of extra room to BBQ, lounge, and truly enjoy the outdoor city atmosphere. **• Modern Chef's Kitchen:** Outfitted with sleek white cabinetry, granite counters, a gas range, and a breakfast bar for easy morning coffee. **• Primary Suite Retreat:** A spacious sanctuary with dual closets and a 5-piece ensuite, complete with a double vanity and cozy in-floor heating. **Premium Building Amenities:** Elevate your lifestyle with 24/7 concierge service, a fully equipped fitness centre, yoga studio, sauna, and a social lounge. You also get an expansive outdoor terrace for larger gatherings, plus secure heated underground parking and a storage locker. **Location, Location, Location:** Just steps from the Riverwalk and the vibrant Culture & Entertainment District. With transit nearby and quick access to downtown, SAIT, and the University of Calgary, you're connected to the best of the city. Style, space, and a layout that works—experience it for yourself