



**GRASSROOTS**  
REALTY GROUP

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1006, 519 Riverfront Avenue SE  
Calgary, Alberta

MLS # A2313270



**\$353,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	641 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Forced Air

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 563

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** CC-EMU

**Foundation:** -

**Utilities:** -

**Features:** Bar, Breakfast Bar, Closet Organizers, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting

**Inclusions:** N/A

Welcome to Evolution - a bright, spacious, upscale 1-bedroom + den condo in Calgary's vibrant East Village. Built by Vancouver-based Embassy Bosa, this quality concrete-and-glass tower offers refined downtown living just steps from the RiverWalk, Bow River pathways, the Simmons Building, Phil & Sebastian, Studio Bell, the Central Library, Superstore, the Saddledome, the C-Train, and some of Calgary's most walkable neighborhoods including Inglewood, Bridgeland, Chinatown, and Eau Claire. This south-facing home is filled with natural light year-round through floor-to-ceiling windows, with views toward the Saddledome and even glimpses of the Bow River from the balcony. In July, enjoy the rare luxury of watching Stampede fireworks from the comfort of home. The open-concept layout features high-end finishes throughout, including a spacious kitchen with bar seating, gas range, garburator, Samsung fridge with icemaker, and upgraded LG appliances including an LG WashTower, dishwasher, and microwave. The separate den is ideal for a home office, nursery, or flex space. The spa-inspired bathroom stands out with heated floors, a deep soaker tub, and a quiet Panasonic WhisperChoice fan. Year-round comfort comes from the Mitsubishi-based heating and air conditioning system, while summer evenings are made for the balcony with the included Weber gas BBQ. Additional highlights include: Heated underground parking stall in a premium end-corner location near the elevators; Storage locker; Blackout curtains in the bedroom; Concrete construction for enhanced comfort and quiet. Evolution residents enjoy premium amenities including concierge service, overnight security, two fitness centres, steam room, sauna, party room, heated visitor parking, and an elevated garden terrace with BBQs. Move-in ready and exceptionally well-appointed,

this is an outstanding opportunity to own in one of Calgary's most sought-after downtown communities. Book your private showing today.