



GRASSROOTS

REALTY GROUP

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205, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2317328



\$475,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	903 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Featuring an extraordinary private outdoor terrace with sunny south exposure and tandem underground parking, this immaculate 2 bedroom + spacious den, 2 bathroom condo at Evolution offers a rare blend of indoor comfort and outdoor living in the heart of East Village. With over 500 sq. ft. of functional patio space plus extensive garden/planter areas, this is the kind of private outdoor retreat you simply don't find often in downtown condo living. Whether you're hosting friends, relaxing outside, or enjoying a quiet morning coffee, this impressive terrace creates a true extension of your living space. Inside, floor-to-ceiling windows bring in beautiful natural light, while the thoughtful layout offers both style and function. The sleek kitchen features granite countertops, upgraded stainless steel appliances, a gas range, and a kitchen peninsula that flows seamlessly into the dining and living areas. The spacious den provides excellent flexibility for an alcove-style home office, reading nook, storage, or additional everyday living space. Both bedrooms are generously sized, with each offering access to its own ensuite bathroom complete with heated floors. The primary bedroom also features a custom-designed walk-in closet with built-in shelving, adding a true sense of organization and comfort. Additional highlights include in-suite laundry, custom closet storage, two-zone HVAC for added temperature control, and tandem underground parking for two vehicles. Built by award-winning BOSA Developments, Evolution offers an elevated lifestyle with exceptional amenities including 24-hour concierge service, steam room, sauna, two fitness rooms, underground visitor parking, and beautifully maintained common spaces, including an outdoor courtyard with community BBQs. One of the fitness rooms is conveniently located on the same floor, directly across

the hall. Located in the heart of East Village, you're just steps from the Bow River pathway system, St. Patrick's Island, the CTrain, grocery options, local shops, restaurants, cafes, and all the charm this vibrant downtown community has to offer. A rare opportunity to own a beautifully finished condo with exceptional private outdoor space in one of Calgary's most walkable urban locations.