



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

805, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2329363



\$410,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Walk-In Closet(s)		

Inclusions: N/A

HUGE PRICE ADJUSTMENT & Exceptional Value! Experience elevated urban living in this stunning 2-bedroom + den, 2-bathroom corner suite in the highly sought-after Evolution Fuse tower in Calgary's vibrant East Village. Floor-to-ceiling Low-E windows flood the home with natural light while framing spectacular views of the Bow River, St. Patrick's Island, and the downtown skyline. Designed for both comfort and entertaining, the open-concept floor plan features a bright living room where you can enjoy your morning coffee overlooking the river, along with a dedicated dining area that easily accommodates family dinners and guests. The contemporary kitchen is beautifully appointed with sleek white upper cabinetry, warm wood-grain lower cabinets, granite countertops with a full-height backsplash, an undermount sink, and premium stainless steel appliances. The primary bedroom offers a walk-in closet and a luxurious spa-inspired 4-piece ensuite complete with a granite vanity and in-floor radiant heating. A second bedroom is thoughtfully positioned beside the stylish 3-piece bathroom, providing excellent privacy for guests or family. The versatile den is ideal as a home office, reading nook, or additional storage space. Step onto the oversized private balcony featuring a gas BBQ hookup—the perfect place to relax, entertain, or take in breathtaking sunsets, city lights, and front-row views of the Stampede fireworks. Additional features include in-suite full-size front-loading laundry, underground parking, and a separate storage locker. Residents of Evolution enjoy exceptional amenities, including concierge service, a fully equipped fitness centre, steam room, sauna, secure underground visitor parking, and a beautifully landscaped outdoor terrace. Located in one of Calgary's most exciting riverfront communities, you'll be just steps from scenic pathways,

parks, restaurants, cafés, Studio Bell, the Central Library, Superstore, and the CTrain. With the new Event Centre and entertainment district transforming the area, East Village continues to offer outstanding lifestyle appeal and long-term investment potential. Whether you're a professional, downsizer, first-time buyer, or investor, this exceptional home offers the perfect blend of luxury, convenience, and value in one of Calgary's premier downtown neighbourhoods.