



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

402, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2336394



\$439,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,007 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 885
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	Furniture is negotiable		

River views become part of everyday life in this bright 2 bedroom, 2 bathroom END UNIT, where NORTH & WEST EXPOSURE and FLOOR-TO-CEILING WINDOWS frame the Bow River, downtown skyline and surrounding cityscape. Set in the heart of East Village, the location connects urban convenience with the riverfront lifestyle, placing the RiverWalk pathway network and downtown within easy reach. Inside, a private foyer introduces a thoughtfully arranged floor plan with QUARTZ COUNTERTOPS THROUGHOUT, FLAT PAINTED CEILINGS and CENTRAL AIR CONDITIONING adding comfort and contemporary polish. Cooking and conversation come together in the sleek kitchen, appointed with FULL-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, a GAS STOVE and an expansive peninsula island with seating that keeps guests connected while meals are prepared. Clear sightlines extend into the dining and living areas, allowing the impressive outlook to remain the backdrop from nearly every angle. Gather around a full-sized dining table beside the windows, then settle into the spacious living area surrounded by natural light and sweeping RIVER VIEWS. Extending the living space outdoors, the LARGE BALCONY captures both NORTH & WEST EXPOSURE alongside river and downtown views, while a GAS LINE and GLASS RAILING set the stage for summer dinners and evenings outside. Wake to more sensational landscape in the spacious primary retreat, where RIVER & DOWNTOWN VIEWS accompany dual passage closets leading into a generous 5-piece ensuite. Daily routines feel elevated with DUAL VANITIES, a SOAKER TUB and separate stand-up shower completing the private ensuite. Tucked away from the primary bedroom, the second bedroom lends itself equally well to guests, a home office or additional living

flexibility, with a nearby 3-piece bathroom appointed with a stand-up shower. Practical needs are handled by IN-SUITE LAUNDRY within the storage room, while ASSIGNED UNDERGROUND HEATED PARKING adds welcome convenience year-round. Beyond the suite, an AMENITY-RICH BUILDING enhances daily life with a WELL-EQUIPPED FITNESS CENTRE, SAUNA, RECREATION ROOM and ROOF DECK. East Village further expands the lifestyle with direct connections to the Jack & Jean Leslie RiverWalk and Calgary's extensive pathway network, making walks, cycling and time along the Bow River an easy extension of home. ALL FURNITURE IS NEGOTIABLE, offering the opportunity for an exceptionally streamlined move into this polished riverside home.