

\$345,000 - 1501, 519 Riverfront Avenue Se, Calgary

MLS® #A2184753

\$345,000

1 Bedroom, 1.00 Bathroom, 653 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience urban living at its finest in the heart of the East Village nestled within Evolution Fuse! This exquisite 1 Bedroom, 1 Bathroom, West facing, 15th floor residence exudes contemporary elegance and offers luxury living. As you enter this beautiful highly maintained property you immediately see the expansive view of downtown the river and surrounding area. The sleek and modern kitchen is equipped with premium stainless steel appliances, gas range, granite countertops, granite backsplash and ample cabinet space. The living and dining area seamlessly flows onto the large balcony (148.5 Sqf) through sliding glass doors, creating a beautiful indoor-outdoor experience complete with gas BBQ hookup. Bathroom has in-floor heating, large soaker tub and large vanity with granite counter top. The bedroom offers a walk-in closet, blackout blinds and has separate thermostat to control the temperature directly from main living area. Additionally a full-size washer/dryer, central air-conditioning, a secured storage locker and parking stall. Enjoy an array of amenities at Evolution, including a 2nd floor outdoor garden common area, entertaining lounge, two fitness centres complete with steam room and sauna, and personalized concierge services + 24/7 security. Embrace the vibrant riverfront lifestyle with easy access to scenic walking / biking paths along the river or directly to the downtown core, dining, numerous shops / services and the convenience of the close



proximity C-Train station. Don't forget the new Scotia Place coming in 2027 which will only enhance the desirability of The East Village. This property must be seen - it shows beautifully!

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2184753 |
| Price | \$345,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 653 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 1501, 519 Riverfront Avenue Se |
| Subdivision | Downtown East Village |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1K6 |

Amenities

| | |
|----------------|---|
| Amenities | Fitness Center, Other, Party Room, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, Walk-In Closet(s) |
| Appliances | Convection Oven, Dishwasher, Gas Range, Microwave Hood Fan, |

| | |
|--------------|--|
| | Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Fan Coil, Natural Gas |
| Cooling | Central Air |
| # of Stories | 19 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 84 |
| Zoning | CC-EMU |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.