

\$450,000 - 1504, 519 Riverfront Avenue Se, Calgary

MLS® #A2239964

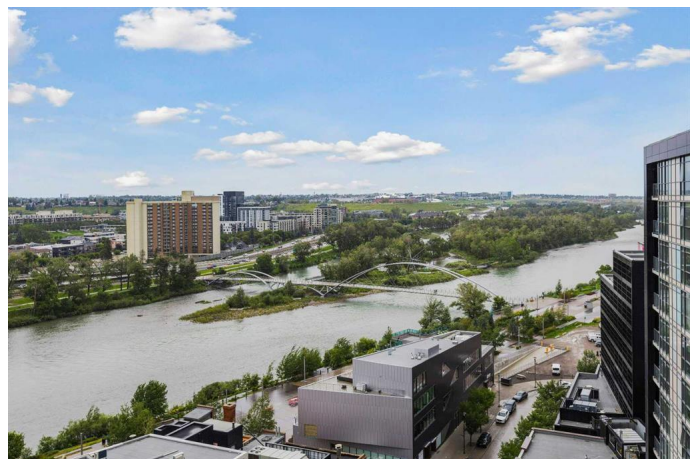
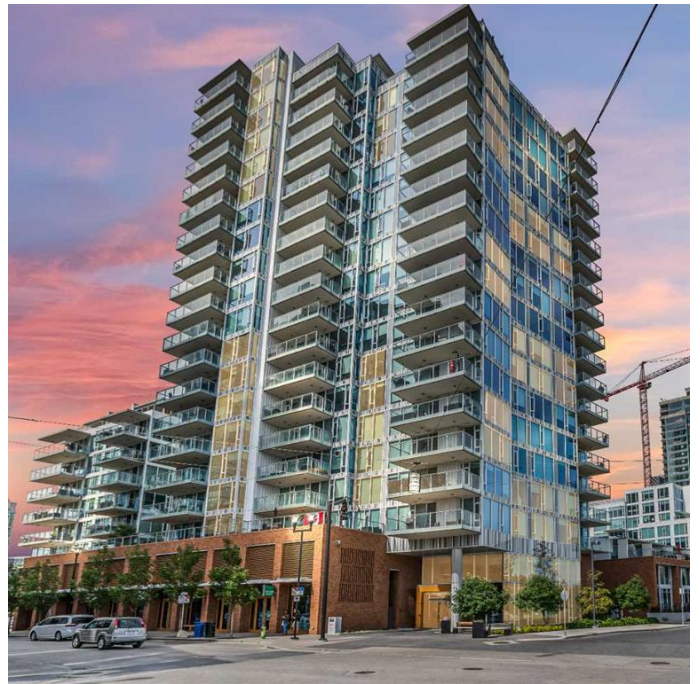
\$450,000

2 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

HOME SWEET HOME! Indulge in luxurious, trendy condo living with UNBEATABLE and UNOBSTRUCTED VIEWS of Bow River and St. Patrick Island in the popular Evolution building in sought-after East Village! This magnificently modern unit offers the ultimate in maintenance free living with 2 bedrooms, 2 bathrooms and 879+ SQFT of executive, stylish living space. Heading inside you will instantly fall in love with the sophisticated finishing's including gleaming luxury laminate flooring, granite countertops, in-floor heating, floor to ceiling windows to bask in your spectacular river and city views and CENTRAL AC. The open concept layout features a sun-drenched living room with huge windows showcasing your dream views, a spacious dining area/breakfast nook and the gourmet chef's kitchen complete with premium stainless steel appliances, a center granite island with an eating bar, granite countertops, granite backsplash and tons of cabinet space. Completing the inside of the unit is a laundry closet with storage space, a wonderful 3 piece bathroom, a generous sized bedroom, the stunning primary retreat with a walk through closet and a spa-like lavish 5 piece ensuite with dual vanity sinks, a private glass surround shower and a cozy tub. The huge covered balcony with a gas hookup for the BBQ offers you an outdoor oasis to enjoy hosting guests or having a drink while basking in your breathtaking river views. Additional features include an assigned, heated, secured,



underground parking stall (situated directly beside elevator doors) and an assigned storage locker. You get exclusive access to amenities such as a fitness center with a sauna and a steam room, concierge, party room and an incredible rooftop patio/garden area. Pets allowed(Dog or 2cats). Steps from unrivaled amenities and Downtown Calgary hot spots, desirable restaurants, coffee shops, Bow River pathways, Central Library, Studio Bell, Fort Calgary, a shopping centre with a Superstore, major roadways and much more! Pet friendly with board approval. This condo is a MUST VIEW! Book your private viewing today!

Built in 2015

Essential Information

MLS® #	A2239964
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1504, 519 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1K6

Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Trash, Dog Park, Parking, Sauna
Parking Spaces	1
Parking	Parkade, Secured, Underground, Heated Garage, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Granite Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas Stove, Microwave Hood Fan
Heating	In Floor, Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	21

Exterior

Exterior Features	Courtyard, Garden, Private Entrance
Roof	Membrane
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	86
Zoning	CC-EMU

Listing Details

Listing Office	Century 21 Bamber Realty 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.