



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1505, 519 Riverfront Avenue SE
Calgary, Alberta

MLS # A2204307



\$455,000

Heating:	Central, In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/a		

Welcome to your new luxury apartment in the heart of East Village at Evolution. This exquisite 15th-floor apartment features 2 BEDROOMS, 2 BATHROOMS, spread across 916 sq ft of elegantly designed space and 170 sq ft of urban BLACONY space. The property has FLOOR-TO-CEILINGS windows, offering breathtaking panoramic RIVER VIEWS, CALGARY TOWER, and ST. PATRICK ISLAND. The modern kitchen is a masterpiece with STAINLESS STEEL appliances, a GAS STOVE, GRANITE counters, and ample cabinetry that seamlessly flows into the open-concept dining and living areas. The huge balcony extends your living experience, providing a perfect place for city views. Let's talk about AMENITIES: in-suite laundry, UNDERGROUND TITLED parking, and additional storage, 2 FITNESS ROOMS, lobby CONCIERGE, STEAM ROOM, SAUNA, PARTY ROOM, and a GARDEN COURTYARD equipped with BBQs. This condo is close to The Saddledome for your weekend hockey games, elegant restaurants for fine dining, the C-Train for convenient commute, and much more to make your dream downtown lifestyle a reality. This also makes for an incredible INVESTMENT opportunity, easy to rent with comparables renting from \$2,200-\$2,800/month! Don't miss the opportunity to make this property yours. Schedule your viewing today!