

# \$449,888 - 402, 519 Riverfront Avenue Se, Calgary

MLS® #A2232086

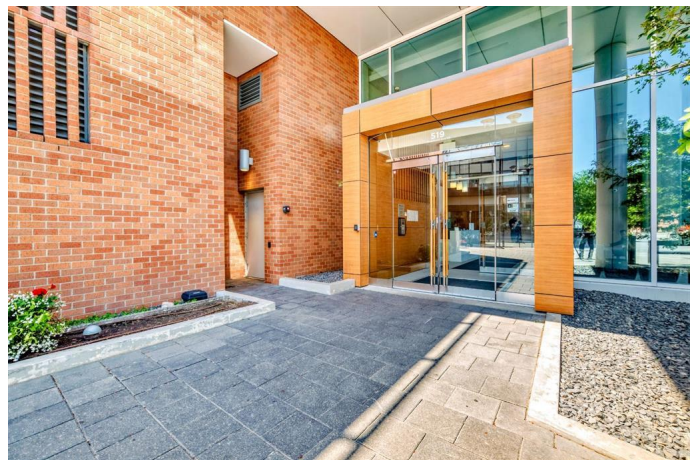
**\$449,888**

2 Bedroom, 2.00 Bathroom, 1,019 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

WELCOME HOME to Evolution Condo Building in East Village. This corner unit is the largest on the floor offers 1019 sqft of open living space with 2 beds + 2 baths + in unit laundry + 14ft x 8ft balcony. The floor to ceiling windows offers natural light and unobstructed views the Bow River and Downtown. The stylist kitchen comes with granite counters, stainless appliances with gas stove, high end laminate flooring and in floor heating throughout and modern two-tone cabinets. The primary bedroom comes with his/her sinks, shower and soaker tub. The 2nd bedroom and 3-piece bathroom are great for your guests. The large, covered balcony offers an outdoor oasis to enjoy the city views over the glass of wine. Building comes central air condition for those hot summer days. Unit comes with 1 underground parking stall and storage locker. Evolution offers luxury amenities include 24 hrs security/concierge services, central air conditioning, a private fitness gym, a rooftop garden terrace with BBQ area, underground heated visitor parking, steam and sauna rooms, owner's lounge with pool table for your VIP guests. East Village offers steps from the Bow River, pathways, Zoo, downtown, Studio Bell, Central Library, grocery stores, restaurants, cafes and mins to C-Train and Deerfoot Trail. Great mix of lifestyle and culture in one of the BEST downtown communities. Don't miss out on this rare opportunity to buy this AMAZING condo that is priced to sell! Must SEE today!!



Built in 2015

## Essential Information

MLS® #	A2232086
Price	\$449,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,019
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	402, 519 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1K6

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Roof Deck, Trash, Visitor Parking, Sauna
Parking Spaces	1
Parking	Heated Garage, Parkade, See Remarks, Stall, Underground

## Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, In Floor, Natural Gas
Cooling	Central Air
# of Stories	21

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Rubber
Construction	Brick, Concrete, Metal Frame

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	83
Zoning	CC-EMU

**Listing Details**

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.