

# \$449,900 - 1505, 519 Riverfront Avenue Se, Calgary

MLS® #A2261756

**\$449,900**

2 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to Evolution in East Village, where luxury, convenience, and lifestyle meet. Perched on the 15th floor, this stunning 2-bedroom, 2-bathroom residence offers 917 sq. ft. of stylish living space plus an expansive 170 sq. ft. balcony, your front-row seat to gorgeous views of the Bow River, Calgary Tower, and St. Patrick's Island.

Inside, floor-to-ceiling windows flood the home with natural light, highlighting the sleek modern kitchen complete with stainless steel appliances, gas range stove, granite counters, and highly finished cabinetry. The open-concept layout flows seamlessly into your dining and living space, while the oversized balcony becomes your private escape for morning coffees or evening city lights.

But the lifestyle doesn't stop at your front door. Evolution's world-class amenities rival any private club. Skip the gym membership with two fully equipped fitness centres, relax and recharge in the steam room and sauna, or host unforgettable evenings in the party room or garden courtyard with BBQs. Add in in-suite laundry, concierge service, titled underground parking, and extra storage, everything you could need.

Step outside and you're minutes from it all: The Saddledome, award-winning restaurants, craft breweries, the C-Train, river pathways,



and Calgary’s best entertainment. This is downtown living at its finest. Contact me to book your showing today!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261756          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 917               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1505, 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, Picnic Area, Sauna, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                              |
| Parking        | Underground                                                                                                                    |

**Interior**

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, See Remarks, Steam Room |
| Appliances        | ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified                                                                                                                                   |

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
|              | Refrigerator, Gas Stove, Microwave, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating      | Central                                                                                        |
| Cooling      | Central Air                                                                                    |
| # of Stories | 21                                                                                             |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Barbecue, Courtyard, Storage |
| Construction      | Brick, Concrete, Metal Siding         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 33                |
| Zoning         | CC-EMU            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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