



## 519 Riverfront Avenue Calgary Alberta

\$349,900

Unbelievable views from this sophisticated condo in the heart of East Village. The River Walk right out your door keeps you active as does the well-equipped fitness centre in this amenity-rich building. FRESHLY PAINTED this EXTRA-WIDE UNIT has it all - quality craftsmanship, a plethora of natural light, CENTRAL AIR CONDITIONING and a grand open floor plan perfectly situated around floor-to-ceiling windows that frame unforgettable views. Culinary adventures are inspired in the gorgeous gourmet kitchen featuring GRANITE COUNTERTOPS, a GAS STOVE, under-cabinet lighting, high-gloss-full-height cabinets, stainless steel appliances and a peninsula breakfast bar island. Nestled amongst FLOOR-TO-CEILING WINDOWS the living room is truly a phenomenal retreat for basking in TRANQUIL RIVER AND CITY VIEWS. Enjoy morning coffees and evening barbeques (with gas line) on the OVERSIZED BALCONY or simply unwind with the city lights and serene river as the breathtaking backdrop. Wake up each day with those spectacular views from the spacious primary bedroom that comfortably fits a queen-sized or even a king-sized bed. A large walk-in closet accommodates even the most extensive wardrobe. IN-FLOOR HEAT keeps toes warm in the 4-piece bathroom with stylish granite countertops. IN-SUITE LAUNDRY, UNDERGROUND PARKING and a separate STORAGE LOCKER add to your convenience. Residents enjoy the added benefits of a STEAM ROOM, DRY SAUNA, 2 GYMS, an OUTDOOR COURTYARD with barbeques, an indoor communal GAMES/LOUNGE ROOM that can be rented out for private events, bike parking and 24-HOUR CONCIERGE/SECURITY (no more missing packages!). This beautiful condo in an extremely amenity-rich building is only rivalled by its outstanding location, directly across the street from the bustling cultural hub and food mecca in the Simmons building and next to the Bow River and St. Patrick's Island! Within walking...

Kitchen 9.25 Ft x 8.08 Ft

Living room 13.17 Ft x 12.50 Ft

Dining room 10.08 Ft x 6.00 Ft

Laundry room 3.00 Ft x 2.92 Ft

Foyer 9.33 Ft x 5.00 Ft

Other 18.92 Ft x 8.08 Ft

Primary Bedroom 11.08 Ft x 9.92 Ft

Other 6.25 Ft x 4.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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