



## 519 Riverfront Avenue Calgary Alberta

\$455,000

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! (id:6769)

Foyer 2.72 M x 3.38 M

Dining room 1.88 M x 4.01 M

3pc Bathroom 1.52 M x 2.49 M

4pc Bathroom 2.72 M x 1.52 M

Kitchen 3.12 M x 3.33 M

Living room 4.06 M x 4.06 M

Bedroom 3.79 M x 2.87 M

Primary Bedroom 4.80 M x 3.12 M

Listing Presented By:



Originally Listed by:  
eXp Realty



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