



## 519 Riverfront Avenue Calgary Alberta

\$439,900

Your chance to own this exceptional residence in the highly sought-after Evolution Towers, offering breathtaking city views and a sophisticated urban lifestyle. Nestled in the heart of East Village, this vibrant location puts endless shops, scenic pathways, and top-tier amenities right at your fingertips. This thoughtfully designed 812 sq. ft. condo features 2 bedrooms, a modern 4-piece ensuite bathroom, and a second bathroom as well. The open-concept layout seamlessly connects the kitchen, living, and dining areas, creating a bright and inviting space. The gourmet kitchen rivals those found in much larger homes, boasting high-end stainless steel appliances, sleek stone countertops, laminate flooring, and ample cabinetry. Flooded with natural light, the living room extends effortlessly to the oversized balcony, where you'll enjoy stunning views of the downtown skyline and the building's serene courtyard. Additional features include in-suite laundry, an assigned storage locker, and underground parking. As a resident of Evolution Towers, you'll have access to world-class amenities, including a steam room, sauna, state-of-the-art fitness center, outdoor courtyard, bike storage, games lounge, and 24-hour concierge/security. Located along the Bow River, East Village is one of Calgary's most dynamic and revitalized communities. With trendy cafes, renowned cultural attractions like the National Music Centre and Central Library, and access to the extensive riverfront pathway system, this is urban living at its finest. Don't miss this opportunity to own a piece of East Village—schedule your private viewing today! (id:6769)

Living room 15.08 Ft x 11.25 Ft

Kitchen 9.42 Ft x 8.08 Ft

Dining room 10.00 Ft x 8.00 Ft

Primary Bedroom 13.75 Ft x 9.75 Ft

Bedroom 10.33 Ft x 9.17 Ft

Laundry room 4.33 Ft x 3.00 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented by:



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