

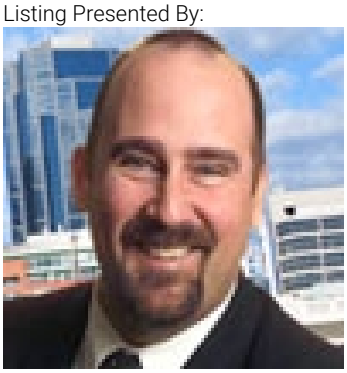
519 Riverfront Avenue Calgary Alberta

$340,000

FULLY FURNISHED | SOUTH-FACING VIEWS | 13TH FLOOR | 1 BED + DEN | UNDERGROUND PARKING | STORAGE | EVOLUTION FUSE -- Pack your suitcase and move right in. This beautifully maintained, barely lived-in residence in the FUSE TOWER at Evolution is being offered FULLY FURNISHED, creating an exceptionally easy opportunity to enjoy the East Village lifestyle from day one. Perched on the 13th floor with SOUTH-FACING VIEWS, this bright 1-bedroom + den home combines smart design with floor-to-ceiling windows and an open living space that extends onto an impressive 8' x 13' BALCONY.The contemporary kitchen features GRANITE COUNTERTOPS AND FULL-HEIGHT BACKSPLASH, sleek two-tone cabinetry, stainless steel appliances and a GAS RANGE, with plenty of room to gather around the adjoining dining area. The living room is framed by expansive windows, while the private primary bedroom offers more floor-to-ceiling glass, generous closet space and blackout window coverings. A separate DEN near the entrance makes an ideal home office, reading room or flexible storage space without taking away from the main living area.The spacious 4-piece bathroom, IN-SUITE LAUNDRY and CENTRAL AIR CONDITIONING add everyday comfort, while UNDERGROUND PARKING and a SEPARATE STORAGE LOCKER take care of the practical side of downtown living. Pet owners will also appreciate that Evolution is PET-FRIENDLY, allowing up to 2 dogs, 2 cats, or 1 dog and 1 cat, with no size or breed restriction stated in the registered bylaws. Pets must be registered with the Board.Evolution offers an impressive collection of resident amenities including CONCIERGE SERVICE, FITNESS FACILITIES, STEAM ROOM, SAUNA, OWNERS' LOUNGE, ROOFTOP GARDEN LOUNGE AND BBQ AREA. Outside your door, the Bow River pathway system, RiverWalk, CTrain, Central Library, Studio Bell, restaurants, cafes and the rapidly evolving Culture + Entertainment District ...

Other 3.58 Ft x 6.00 Ft
Living room 11.50 Ft x 12.33 Ft
Dining room 6.00 Ft x 12.33 Ft
Kitchen 8.33 Ft x 9.08 Ft
Den 7.67 Ft x 7.75 Ft
Laundry room 3.00 Ft x 3.33 Ft
Primary Bedroom 10.75 Ft x 11.00 Ft
4pc Bathroom Measurements not available

Listing Presented By:



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