

\$495,000 - 1102, 519 Riverfront Avenue Se, Calgary

MLS® #A2247132

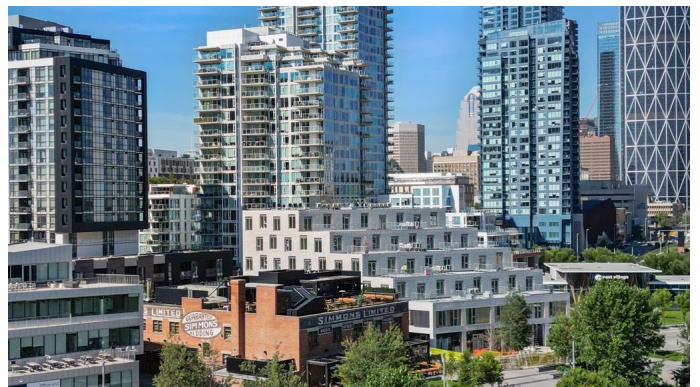
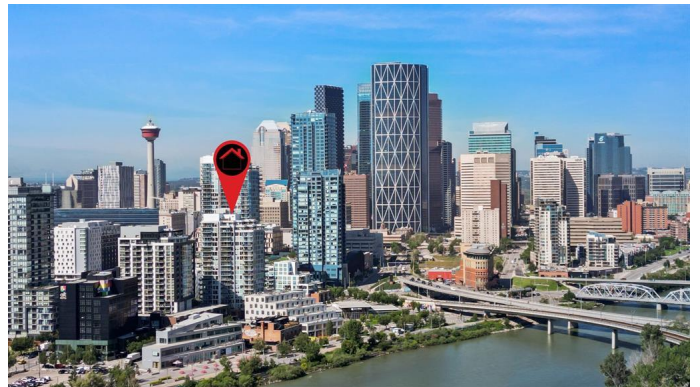
\$495,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Tremendous value in this beautifully maintained and spacious 2-bedroom, 2 full bath unit with amazing river and NW Calgary views from the 11th floor! In the heart of Calgary's East Village, you can walk to everything including the walking and cycling paths along the Bow River, shopping, cafes and bakeries, top Calgary restaurants, the LRT, the Saddledome and Stampede Park, and Calgary's future entertainment district. You really are in the center of it all here! #1102 features luxury vinyl plank flooring, very modern and sleek white kitchen cabinets, gas range, granite counters throughout, a primary bedroom with ensuite including dual sinks, central A/C, in-floor heating in the bathrooms, and blackout blinds in the 2 bedrooms. You can even sit on the spacious balcony complete with gas line for cozy fire table and BBQ and watch the river just float on by. Located in the well run Evolution complex, you will enjoy one of the very best oversized parking stalls (#281-extra wide, with no other cars beside you and just steps to the elevator and your very own storage locker), security and concierge service, visitor parking in the parkade, 2 well-appointed fitness rooms, steam and sauna rooms, owners lounge with pool table and kitchen, and central courtyard with BBQ's and sitting areas to entertain friends and family. Monthly condo fee includes, gas, heat, water, sewer, trash and all amenities! This really is the one you have been waiting for. Experience and enjoy the



best of Calgary's urban lifestyle, today!

Built in 2015

Essential Information

MLS® #	A2247132
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1102, 519 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1K6

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground, Oversized
# of Garages	1

Interior

Interior Features	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Stone Counters
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, In Floor

Cooling	Central Air
# of Stories	21

Exterior

Exterior Features	Barbecue, Courtyard
Construction	Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	61
Zoning	CC-EMU

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.