

\$419,800 - 308, 519 Riverfront Avenue Se, Calgary

MLS® #A2125199

\$419,800

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Priced to sell! Welcome to luxury living in the amazing community of East Village. Steps from downtown, the beautiful Bow River, St. Patrick's Island, bike/walking paths, great restaurants and cafes, new Superstore, Central Library, C-Train, playground and much more. This gorgeous condo in the iconic Evolution complex offers 2 bedrooms and 2 bathrooms, one heated underground parking stall and a separate secure storage locker. Modern, sleek design and floor-to-ceiling windows allow plenty of natural light, creating the ideal living/dining area for entertaining. The kitchen features granite countertops, a gas range, backsplash and ample cabinet space. The spacious living room has west exposure and a door to an oversized balcony with gas hookup and beautiful views of the garden/courtyard. A great place to enjoy a summer BBQ or morning coffee. The primary bedroom isn't just a room—it's a sanctuary, complemented by a walk-in closet and a 4-piece ensuite. Upgraded flooring and light fixtures throughout, central A/C and heated bathroom floors. In-suite laundry, huge hallway closets. Evolution is a sought-after complex. This unit is in the shorter building, which boasts the convenience of 2 elevators and is quieter as it's farther from the C-train and Memorial Drive. Additional amenities include landscaped outdoor courtyard with BBQs for residents' use, secure bike storage, 24/7 on-site security, professional concierge, party/meeting room,



sauna, steam room & more. Soak up the East Village character with easy access to the Bow River pathway system, adjacent to an LRT station, across the street from Superstore, shops, cafes, restaurants, parks, public library & endless entertainment options. A beautiful home in a well-managed building, surrounded by a dynamic, energetic neighbourhood. Pet-friendly complex and well-cared-for unit. Call to book your private viewing today!

Built in 2015

Essential Information

MLS® #	A2125199
Price	\$419,800
Sold Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	308, 519 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1K6

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Picnic Area, Recreation Room, Sauna, Secured Parking, Snow Removal, Storage, Visitor Parking
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Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
# of Stories	21

Exterior

Exterior Features	Courtyard
Construction	Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	June 26th, 2024
Days on Market	64
Zoning	CC-EMU
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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