

# \$524,900 - 1303, 519 Riverfront Avenue Se, Calgary

MLS® #A2229982

**\$524,900**

2 Bedroom, 2.00 Bathroom, 1,107 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Stunning River Views from this Exceptional  
2-Bedroom + Den Residence by Bosa  
Development

Enjoy sweeping river views from this beautifully appointed corner suite in the prestigious Evolution building. Designed with floor-to-ceiling windows, the home is bathed in natural light and features refined finishes throughout, including granite countertops and a chef-inspired kitchen equipped with a gas range and abundant storage.

The spacious primary bedroom offers double closets and a luxurious five-piece ensuite with in-floor heating. A second bedroom, an additional full bathroom, and a versatile den provide flexible living space for work or guests.

Step out onto the expansive balcony to take in the breathtaking views—it's also equipped with a gas line for easy outdoor grilling. Additional highlights include air conditioning, a tandem parking stall, and a dedicated storage locker.

Residents enjoy access to premium amenities such as concierge service, a fully equipped fitness centre with sauna and steam room, a serene outdoor courtyard, visitor parking, and an elegant owners' lounge.

Ideally located in the vibrant East Village, you're just steps from the RiverWalk, LRT,



Calgary Public Library, Studio Bell (home to the National Music Centre), and a variety of shops and restaurants including Phil & Sebastian Coffee, Sidewalk Citizen Bakery, Superstore, Winners, and Shoppers Drug Mart.

Don't miss your opportunity to experience elevated urban living—book your private viewing today.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229982          |
| Price          | \$524,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,107             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1303, 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, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                                                  |
| Parking        | Parkade, Underground                                                                                                               |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home                                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range |
| Heating           | Central, Natural Gas, Fan Coil                                                                                                |
| Cooling           | Central Air                                                                                                                   |
| # of Stories      | 21                                                                                                                            |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Courtyard, BBQ gas line, Storage |
| Construction      | Brick, Concrete, Metal Siding             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 146             |
| Zoning         | CC-EMU          |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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