

# \$445,900 - 303, 519 Riverfront Avenue Se, Calgary

MLS® #A2245557

**\$445,900**

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience breathtaking river views from this elegant 2 Bed 2 bath+ Balcony corner unit in the sought-after Evolution building. Featuring floor-to-ceiling windows, chef's kitchen with gas range, granite counters, central air conditioning, and a spa-like ensuite. Enjoy a spacious balcony with amazing Views. This unit comes with storage locker, and premium amenities including 24 hours security/concierge services, fitness centre, sauna, and BBQ area. Steps away from Studio Bell, grocery stores, RiverWalk, LRT, Library, and top restaurants. Don't miss on this "Stunning Riverfront Living in East Village" – book your private tour today!

Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245557          |
| Price          | \$445,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,109             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 303, 519 Riverfront Avenue Se |
| Subdivision | Downtown East Village         |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2G 1K6                       |

## Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Elevator(s), Fitness Center, Parking, Recreation Facilities, Secured Parking, Storage, Trash, Dog Park, Sauna |
| Parking Spaces | 1                                                                                                                                |
| Parking        | Heated Garage, Parkade, Stall, Underground                                                                                       |
| Is Waterfront  | Yes                                                                                                                              |
| Waterfront     | River Front                                                                                                                      |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub                   |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Central                                                                                         |
| Cooling           | Central Air                                                                                     |
| # of Stories      | 21                                                                                              |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Barbecue            |
| Lot Description   | Views, Waterfront            |
| Roof              | Rubber                       |
| Construction      | Brick, Concrete, Metal Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 24                |
| Zoning         | CC-EMU            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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