1004 519 Riverfront Avenue SE

Calgary | Active | MLS® A2341790

$419,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**879.88 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Rentch Real Estate

A closer look

Welcome to Evolution and the ultimate East Village lifestyle, with exquisite unobstructed views of the river! Perched on the 10th floor, this beautiful 2-bedroom, 2-bathroom condo showcases stunning river views, floor-to-ceiling windows, and a bright, open-concept layout that perfectly balances modern comfort with downtown convenience. Designed for both everyday living and entertaining, the contemporary kitchen features granite countertops, stainless steel appliances, a gas range, and a large island that anchors the space. The spacious living area flows seamlessly to the balcony, where you can relax and take in the river views below. Enter the primary retreat, which offers his & hers closets and a spa-inspired ensuite complete with dual vanities, a soaker tub, walk-in shower, and heated floors. Thoughtfully positioned on the opposite side of the unit, the second bedroom provides excellent privacy for guests, roommates, or a home office. Little luxuries include air conditioning, in-suite laundry, assigned underground parking, and an assigned storage locker. At Evolution, the building amenities are second to none, including concierge service, fitness facilities, steam and sauna rooms, an owners' lounge, beautifully landscaped outdoor gathering spaces, and secure underground parking. Located in one of Calgary's most historic and walkable neighbourhoods, you're just steps from the Bow River Pathway, St. Patrick's Island, local cafés, award-winning restaurants, Studio Bell, Stampede Park, the downtown core, and Calgary's emerging Culture + Entertainment District. Whether you're a young professional, investor, or simply someone who appreciates having nature and city life at your doorstep, this is a unique opportunity to experience the very best of downtown Calgary living. Don’t miss out on this once in a lifetime opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341790
Bedrooms	2
Bathrooms	2
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	879.88 sq. ft.
Condo Fee:	$764.04
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	10
Stories Total:	21
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1512254
Heating:	Fan Coil, In Floor
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade, Secured, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Evolution
Community:	Downtown East Village
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Living/Dining Room Combination · 17'8" × 12'11" ·
Main Floor	Kitchen · 10' × 9' ·
Main Floor	Bedroom - Primary · 13'7" × 11'1" ·
Main Floor	Bedroom · 11'10" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EMU
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1004-519-riverfront-avenue-se-calgary-a2341790/

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