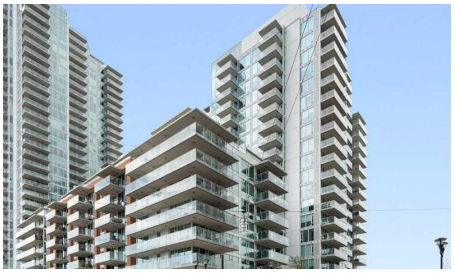
1006 519 Riverfront Avenue SE

Calgary | Active | MLS® A2346075

$325,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2015**	**641 sq. ft.**

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Listed by Grand Realty

A closer look

Welcome to Evolution, a bright, spacious, upscale 1-bedroom + den condo in Calgary's vibrant East Village. Recently refreshed throughout, the entire unit has been freshly repainted and thoughtfully touched up, creating a clean, bright, like-new feel that truly sets this home apart. Built by Vancouver-based Embassy Bosa, this quality concrete-and-glass tower offers refined downtown living just steps from the RiverWalk, Bow River pathways, the Simmons Building, Phil & Sebastian, Studio Bell, the Central Library, Superstore, the Saddledome, the C-Train, and some of Calgary's most walkable neighborhoods including Inglewood, Bridgeland, Chinatown, and Eau Claire. This south-facing home is filled with natural light year-round through floor-to-ceiling windows, with views toward the Saddledome and even glimpses of the Bow River from the balcony. In July, enjoy the rare luxury of watching Stampede fireworks from the comfort of home. The open-concept layout features high-end finishes throughout, including a spacious kitchen with bar seating, gas range, garburator, Samsung fridge with icemaker, and upgraded LG appliances including an LG WashTower, dishwasher, and microwave. The separate den is ideal for a home office, nursery, or flex space. The spa-inspired bathroom stands out with heated floors, a deep soaker tub, and a quiet Panasonic WhisperChoice fan. Year-round comfort comes from the Mitsubishi-based heating and air conditioning system, while summer evenings are made for the balcony with the included Weber gas BBQ. Additional highlights include: Heated underground parking stall in a premium end-corner location near the elevators; Storage locker; Blackout curtains in the bedroom; Concrete construction for enhanced comfort and quiet. Evolution residents enjoy premium amenities including concierge service, overnight security, two fitness centres, steam room, sauna, party room, heated visitor parking, and an elevated garden terrace with BBQs. Move-in ready and exceptionally well-appointed, this is an outstanding opportunity to own in one of Calgary's most sought-after downtown communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346075
Bedrooms	1
Bathrooms	1
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:	641 sq. ft.
Main Level Finished Area:	641 sq. ft.
Condo Fee:	$562.98
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	10
Stories Total:	21
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1512254
Heating:	In Floor, Forced Air
New Constr.:	No

Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Evolution
Community:	Downtown East Village
Amenities:	Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Sauna, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'5" × 11'1" ·
Main Floor	Dining Room · 11'8" × 4' ·
Main Floor	Kitchen · 11'8" × 9'2" ·
Main Floor	Living Room · 13'9" × 12'5" ·

Main Floor	Den · 7'9" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Closet Organizers, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EMU
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1006-519-riverfront-avenue-se-calgary-a2346075/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.