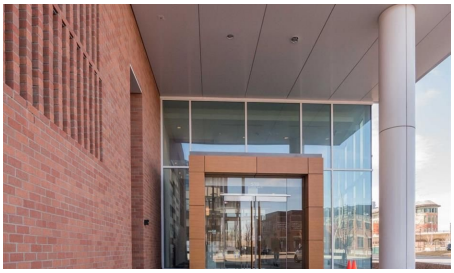
1306 519 Riverfront Avenue SE

Calgary | Active | MLS® A2341183

$329,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2015**	**652.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Unison Realty Group Ltd.

A closer look

Experience urban living at its finest in the heart of the East Village nestled within Evolution Fuse! This exquisite 1 Bedroom, 1 Bathroom, plus den, South facing, 13th floor residence exudes contemporary elegance and offers luxury living. As you enter this beautifully maintained property you immediately see the view of the surrounding area. The sleek and modern kitchen is equipped with stainless steel appliances, gas range, granite countertops, granite backsplash and ample cabinet space. The living and dining area seamlessly flows onto the large balcony (100 Sqf) through sliding glass doors, creating a beautiful indoor-outdoor experience complete with gas line BBQ hookup and electrical outlet. (The perfect view to enjoy the fireworks during stampede) The separate den space off the entrance is perfect for an office set up or a variety of configurations. The bathroom has in-floor heating, large soaker tub and large vanity with granite counter top. The bedroom has floor to ceiling windows, a decent sized closet with mirror sliding doors, blackout blinds and has separate thermostat to control the temperature directly from main living area. Additionally a full-size washer/dryer, direct air-conditioning, a secured storage locker and parking stall.
Enjoy an array of amenities at Evolution, including a 2nd floor outdoor garden common area, entertainment lounge, two fitness centre’s complete with steam room and sauna, and personalized concierge services + 24/7 security. Embrace the vibrant riverfront lifestyle with easy access to scenic walking / biking paths along the river or directly to the downtown core, dining, numerous shops /services and the convenience of the close proximity C-Train station. Don’t forget the new Scotia Place coming in 2027 (perfect view of it) which will only enhance the desirably of The East Village. This property must be seen - it shows beautifully!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341183
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:	652.8 sq. ft.
Condo Fee:	$562.98
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Water
Front Exposure:	Northeast
Unit Exposure:	South
Floor Location:	Other
Entry Level:	13
Stories Total:	19
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)

Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air, Sep. HVAC Units
Fireplaces:	0
Garage:	No
Parking:	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:	Fitness Center, Party Room, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Convection Oven, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 5'11" × 3'8" ·
Main Floor	Den · 7'10" × 7'8" ·
Main Floor	Kitchen With Eating Area · 9' × 8'2" ·
Main Floor	Living/Dining Room Combination · 18'2" × 12'4" ·
Main Floor	Laundry · 3'1" × 3'1" ·
Main Floor	Bedroom - Primary · 13'10" × 11' ·
Main Floor	Balcony · 12'11" × 8'2" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EMU
Listed Date:	Sep 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1306-519-riverfront-avenue-se-calgary-a2341183/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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