1307 519 Riverfront Avenue SE

Calgary | Active | MLS® A2337954

$340,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2015**	**639.48 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

FULLY FURNISHED | SOUTH-FACING VIEWS | 13TH FLOOR | 1 BED + DEN | UNDERGROUND PARKING | STORAGE | EVOLUTION FUSE - Pack your suitcase and move right in. This beautifully maintained, barely lived-in residence in the FUSE TOWER at Evolution is being offered FULLY FURNISHED, creating an exceptionally easy opportunity to enjoy the East Village lifestyle from day one. Perched on the 13th floor with SOUTH-FACING VIEWS, this bright 1-bedroom + den home combines smart design with floor-to-ceiling windows and an open living space that extends onto an impressive 8' x 13' BALCONY.

The contemporary kitchen features GRANITE COUNTERTOPS AND FULL-HEIGHT BACKSPLASH, sleek two-tone cabinetry, stainless steel appliances and a GAS RANGE, with plenty of room to gather around the adjoining dining area. The living room is framed by expansive windows, while the private primary bedroom offers more floor-to-ceiling glass, generous closet space and blackout window coverings. A separate DEN near the entrance makes an ideal home office, reading room or flexible storage space without taking away from the main living area.

The spacious 4-piece bathroom, IN-SUITE LAUNDRY and CENTRAL AIR CONDITIONING add everyday comfort, while UNDERGROUND PARKING and a SEPARATE STORAGE LOCKER take care of the practical side of downtown living. Pet owners will also appreciate that Evolution is PET-FRIENDLY, allowing up to 2 dogs, 2 cats, or 1 dog and 1 cat, with no size or breed restriction stated in the registered bylaws. Pets must be registered with the Board.

Evolution offers an impressive collection of resident amenities including CONCIERGE SERVICE, FITNESS FACILITIES, STEAM ROOM, SAUNA, OWNERS' LOUNGE, ROOFTOP GARDEN LOUNGE AND BBQ AREA. Outside your door, the Bow River pathway system, RiverWalk, CTrain, Central Library, Studio Bell, restaurants, cafés and the rapidly evolving Culture + Entertainment District are all within easy reach.

Whether you are looking for a downtown home, a lock-and-leave city retreat, or an exceptionally simple move, this one is ready: furniture included, dishes in the cupboards, and barely a thing left to do except unpack. Watch the virtual tour for more info.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337954
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:	639.48 sq. ft.
Condo Fee:	$562.98
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
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:	Fan Coil
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Off Street, Parkade, Stall, 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, Party Room, Recreation Room, Roof Deck, Sauna, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Inclusions:	Microwave Hood Fan (as is, LED not working), Garburator (as is - working), closet organizers. NOTE: Bed, nightstands, couch, desk, dining table/chairs, TV and TV stand may be included by separate written agreement.
Restrictions:	Short Term Rentals Not Allowed

Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 6' × 3'7" ·
Main Floor	Living Room · 12'4" × 11'6" ·
Main Floor	Dining Room · 12'4" × 6' ·
Main Floor	Kitchen · 9'1" × 8'4" ·
Main Floor	Den · 7'9" × 7'8" ·
Main Floor	Laundry · 3'4" × 3' ·
Main Floor	Bedroom - Primary · 11' × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EMU
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1307-519-riverfront-avenue-se-calgary-a2337954/

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