1404 519 Riverfront Avenue SE

Calgary | Active | MLS® A2350947

$439,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**890.3 sq. ft.**

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Listed by eXp Realty

A closer look

FRAME-WORTHY BOW RIVER VIEWS FROM THE 14TH FLOOR. Welcome to this stunning former show suite in the sought-after Fuse Tower at Evolution, located in the heart of Calgary's vibrant East Village. Offering exceptional value with 2 bedrooms, 2 bathrooms, underground parking stall (Tandem that fits 2 cars), and a storage locker, this move-in ready unit combines luxury, lifestyle, and investment potential.Step inside to an airy open-concept layout highlighted by floor-to-ceiling Low-E windows that flood the space with natural light while showcasing breathtaking views of the Bow River, St. Patrick's Island, and the downtown skyline. The thoughtfully designed floor plan places the bedrooms on opposite sides for maximum privacy, each featuring incredible views.The spacious primary retreat offers double closets and a spa-inspired 5-piece ensuite with granite countertops and in-floor heating. The stylish kitchen is designed to impress with sleek cabinetry, granite counters, a central island, and premium stainless steel appliances. A full-size front-load washer and dryer add everyday convenience.
Enjoy summer evenings or morning coffee on the oversized balcony (approx. 145 sq. ft.) while taking in the panoramic river and city views. Residents enjoy premium amenities including concierge service, fitness facilities with steam room and sauna, secured underground parking, and a beautifully landscaped garden patio.
Located in one of Calgary's most exciting riverfront communities, East Village offers unmatched walkability to the RiverWalk, restaurants, cafes, parks, Studio Bell, the Central Library, and the LRT station. With the future Event Centre and Arena nearby, this location continues to grow in desirability and long-term value. (Unit is virtually staged)

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350947
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:	890.3 sq. ft.
Main Level Finished Area:	890.3 sq. ft.
Condo Fee:	$764.04
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Parking, Reserve Fund Contributions, Trash
Acreage:	No
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	14
Stories Total:	14
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, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete, Metal Siding

Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Secured, Tandem, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Evolution
Community:	Downtown East Village
Amenities:	Boating, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 11'9" × 11' ·
Main Floor	Kitchen With Eating Area · 10'2" × 8'10" ·
Main Floor	Living/Dining Room Combination · 17'7" × 12'11" ·
Main Floor	Balcony · 19' × 7'6" ·
Main Floor	Bedroom · 11'7" × 9'1" ·

Main Floor	Laundry · 5'8" × 3'3" ·
Main Floor	Entrance · 5'8" × 2'4" ·
Main Floor	Storage · 4'7" × 2'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, Granite Counters, High Ceilings
Exterior Features:	Courtyard, Gas Grill, Outdoor Grill, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EMU
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1404-519-riverfront-avenue-se-calgary-a2350947/

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