# 206 519 Riverfront Avenue SE

Calgary | Active | MLS® A2311264

**$324,999**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| 1 | 1 | 2015 | 630 sq. ft. |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Luxury meets lifestyle in this beautifully designed 1 bedroom + den residence in Evolution by Embassy Bosa and celebrated architect James Cheng. Blending warm brick, wood, and glass with clean contemporary design, this home captures the perfect balance of character and modern simplicity in the heart of East Village.

One of the standout features is the incredible 220 sq. ft. terrace patio, one of the largest in the building and an extension of your living space that's perfect for morning coffee, summer evenings, or entertaining friends downtown. Freshly painted and filled with natural light, the open-concept layout feels bright, welcoming, and move-in ready. The kitchen is both stylish and functional with quartz countertops, full-height wood grain cabinetry, designer backsplash, premium stainless steel appliances, and a breakfast bar that keeps everything connected.

Floor-to-ceiling windows fill the open-concept living and dining space with natural light, while the den offers a versatile work-from-home setup complete with newly added closets for extra storage. Thoughtful upgrades and features throughout include elegant hardwood flooring, central A/C, in-floor heat in the bathroom, full-sized laundry, underground secured parking, and a separate storage locker.

Residents of Evolution enjoy premium amenities including concierge service, a fully equipped fitness centre with steam room and sauna, an owner's lounge, and a beautifully designed rooftop garden terrace. All just steps to the Bow River pathway system, C-Train access, restaurants, cafes, and everything downtown living has to offer.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2311264 |
| **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:** | 630 sq. ft. |
| **Main Level Finished Area:** | 630 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:** | East |
| **Unit Exposure:** | East |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 19 |
| **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, In Floor, Natural Gas |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |

| | |
|---|---|
| **Construction Material:** | Composite Siding, Concrete, Metal Frame |
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Assigned, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Annually |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Evolution |
| **Community:** | Downtown East Village |
| **Amenities:** | Car Wash, Elevator(s), Fitness Center, Party 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** | Kitchen · 12'3" × 9'1" · |
| **Main Floor** | Dining Room · 12'4" × 8' · |
| **Main Floor** | Living Room · 12'4" × 9'6" · |
| **Main Floor** | Bedroom - Primary · 13'2" × 11' · |

| | |
|---|---|
| **Main Floor** | Den · 9'9" × 7'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Quartz Counters |
| **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:** | May 14, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-519-riverfront-avenue-se-calgary-a2311264/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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