604 519 Riverfront Avenue SE

Calgary | Active | MLS® A2345145

$399,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**882.46 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Open House: Sun Nov 8 from 1-4Welcome to Evolution, where modern design meets the perfect layout. This bright 6th-floor home offers 882 sq. ft. of stylish living space, featuring floor-to-ceiling windows that capture the views of the Bow River in each room, and with Furniture Included!

Why This Home Stands Out:

• The Ultimate Privacy Layout: The smart "split-bedroom" design places the rooms on opposite sides of the unit, perfect for roommates, hosting guests, or a quiet work-from-home setup without distractions.

• Oversized Private Balcony: Enjoy a larger-than-average patio with a gas line, giving you plenty of extra room to BBQ, lounge, and truly enjoy the outdoor city atmosphere.

• Modern Chef’s Kitchen: Outfitted with sleek white cabinetry, granite counters, a gas range, and a breakfast bar for easy morning coffee.

• Primary Suite Retreat: A spacious sanctuary with dual closets and a 5-piece ensuite, complete with a double vanity and cozy in-floor heating.

Premium Building Amenities:

Elevate your lifestyle with 24/7 concierge service, a fully equipped fitness centre, yoga studio, sauna, and a social lounge. You also get an expansive outdoor terrace for larger gatherings, plus secure heated underground parking and a storage locker.

Location, Location, Location:

Just steps from the Riverwalk and the vibrant Culture & Entertainment District. With transit nearby and quick access to downtown, SAIT, and the University of Calgary, you’re connected to the best of the city.

Style, space, and a layout that works-experience it for yourself

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345145
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:	882.46 sq. ft.
Main Level Finished Area:	882.46 sq. ft.
Condo Fee:	$764.04
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	6
Stories Total:	19
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
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Concrete, Metal Frame
Structure Type:	High Rise (5+ stories)
Roof:	Flat
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
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:	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Sauna, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Shelving Unit beside guest bath, TV Wall mount, L-shaped leather sofa, foldable table in closet, round glass table, 2 white bar stools in kitchen, desk, white bench, & TV in primary bedroom, BBQ, 2 Grey Chairs on the patio
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Balcony · 19' × 7' ·
Main Floor	Bedroom · 11'8" × 9'3" ·

Main Floor	Kitchen · 15'9" × 9'3" ·
Main Floor	Living Room · 17'7" × 13'8" ·
Main Floor	Bedroom - Primary · 13'8" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EMU
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/604-519-riverfront-avenue-se-calgary-a2345145/

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