

WELCOME TO EAST VILLAGE



APARTMENT | 887 sq ft | 2 BEDROOMS | 2 BATHROOMS



#1404, 519 RIVERFRONT AVENUE SE

A FRAMEABLE VIEW OF THE BOW RIVER FROM THE TOP! Discover the ultimate urban lifestyle on this 14th floor unit – a former show suite plan, with 2 bed/2baths, 2 underground parking stalls (tandem) & a storage locker in the Fuse Tower of Evolution in East Village. Unobstructed views of the Bow River & city skyline will impress you. Open concept with spacious living room, low E windows (floor to ceiling) brings natural light. The 2 bedrooms are privately located & both have the captivating views. Master bedroom has double closets, 5 pc spa-like en suite, granite counters & in floor heating. Good size second bedroom & 4 pc bath is conveniently located next to it. Stylish kitchen with cabinetry, granite counters, central island, high-end SS appliances. Full size front load washer & dryer. Relax on the huge balcony (approx. 145 sq ft) & enjoy the view & your summer BBQ. Building has secured parking, concierge service, fitness facilities with steam room & sauna, social lounge, garden patio... East Village is Calgary's hottest Downtown neighborhood, a modern riverfront community, accessible to shops, restaurants, parks, river walk, public library, Studio Bell & adjacent to the LRT station. Freshly painted and shows 10/10. Immediate possession, book your viewing today. **MLS® # A1142329**



Mary Yuen-Sears

REALTOR® CCS

STONEMERE REAL ESTATE SOLUTIONS

#302 4014 Macleod Trail South

Cell: 403.616.3636

Email: myuensears@gmail.com

www.maryyuensears.ca



StoneMere
Real Estate Solutions

MLS® #A1142329



#1404, 519 Riverfront Avenue SE

Apartment

Possession: **Negotiable**

Neighbourhood: **Downtown East Village**

Built in: **2015**

Construction: **Brick, Concrete, Metal Siding**

Parking: **Secured, Tandem, Underground (2)**

Main Level

Kitchen:	10'3" x 8'8"
Living Room:	12'10" x 9'10"
Dining Room:	12'10" x 7'10"
Primary Bedroom:	11'9" x 11'0"
Bedroom:	9'4" x 9'1"
Laundry:	5'8" x 3'2"

Fee Includes: Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security

Features: Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan

Appliances: Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings



StoneMere

Real Estate Solutions

www.stonemere.ca

For more info, please contact
Mary Yuen-Sears Cell: 403.616.3636
Email: myuensears@gmail.com

