

\$988,000 - 1802, 519 Riverfront Avenue Se, Calgary

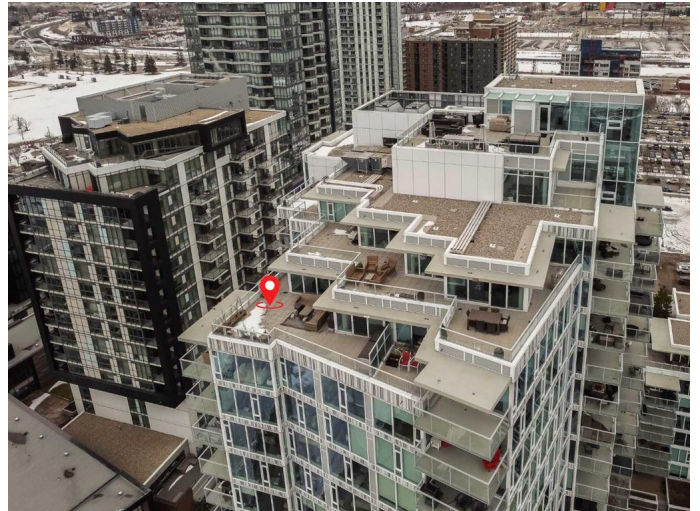
MLS® #A2185716

\$988,000

2 Bedroom, 2.00 Bathroom, 1,380 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to Embassy Bosa's Fuse at Evolution, where luxury meets lifestyle in this prime-location sub-penthouse. boasting spectacular breathtaking views of the river and downtown. The unmatched 845 sq. ft. of outdoor living space is ideal for taking in the sights and entertainment. This residence is the epitome of city living with its massive terrace and balcony areas perfect for entertaining or relaxing under the open sky. This barely-lived-in condominium dazzles with modern contemporary design, high-quality craftsmanship, and a stylish kitchen equipped with premium appliances. The open-concept layout is flooded with natural light through floor-to-ceiling windows, offering stunning views from every room. The spacious primary suite features double closets, a luxurious 5-piece ensuite with heated floors, and direct access to the expansive terrace—your private retreat with room to breathe and take in the skyline. Additional highlights include a den off the kitchen, a separate laundry room, and two convenient side-by-side parking stalls with a storage locker on P1. The building offers unparalleled amenities, including security/concierge services, a private fitness facility, and a rooftop garden terrace. When Phase 2 is complete, residents will enjoy even more exclusive amenities. Located in the heart of the vibrant East Village, this sought-after urban community places you steps away from the Bow River, St. Patrick's Island, the National Music Centre, the Calgary Zoo, and



the new Central Library. Stroll or bike to Prince's Island Park, Eau Claire Market, or the Science Centre, and enjoy the finest dining, entertainment, and culture Calgary has to offer. Don't miss this rare opportunity to own a sub-penthouse with a massive outdoor oasis—the ultimate in urban luxury and lifestyle awaits!

Built in 2015

Essential Information

MLS® #	A2185716
Price	\$988,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	1802, 519 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1K6

Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Assigned, Underground
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Cooktop, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	21

Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Brick, Concrete, Metal Frame

Additional Information

Date Listed	January 23rd, 2025
Days on Market	50
Zoning	CC-EMU

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.