

## 604, 519 Riverfront Avenue SE Calgary, Alberta

## MLS # A2202382



Forced Air

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Carpet, Laminate, Tile

Concrete, Other

Heating:

Floors:

Roof:

**Basement:** 

Exterior:

## \$439,000

Division:	Downtown East Village			
Туре:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Lev	/el Unit		
Size:	879 sq.ft.	Age:	2015 (10 yrs old)	
Beds:	2 E	Baths:	2	
Garage:	Assigned, Electric Ga	ate, Guest, I	Heated Garage, Insulated, Parkade, S	
Lot Size:	-			
Lot Feat:	-			
	Water:	-		
	Sewer:	-		
	Condo Fee:	\$ 764		
	LLD:	-		
	Zoning:	CC-EMU		
	Utilities:	-		

Foundation: - Utilities: -

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, See Remarks

Inclusions: All Furniture Can be included, except for 2 bedside tables in master, dark brown table under living room TV, and black chair beside TV

Discover the perfect blend of style, convenience, and location in this fully furnished, move-in-ready 2-bedroom, 2-bathroom unit. Boasting a modern open-concept layout, this sun-drenched home features expansive floor-to-ceiling windows that invite natural light to fill every corner. The gourmet kitchen is a chef's dream, equipped with stainless steel appliances, including a gas stove, and highlighted by a spacious granite-topped island—ideal for cooking, entertaining, or casual dining. The generously sized living area offers a serene view of the river, creating a tranquil space to relax or host guests. Thoughtfully designed for privacy, the two bedrooms are located on opposite sides of the unit. The luxurious primary suite includes a double vanity and ample counter space, making your morning routine effortless. High-end finishes and custom wallpaper throughout add a touch of sophistication to this stunning home. Building amenities include a fully equipped gym, an elegant amenities room for entertaining, a private courtyard, and the convenience of onsite concierge and security. This unit also comes with an assigned parking stall and a secure storage locker. Located in the vibrant East Village, you' lb e steps away from trendy restaurants, charming cafes, lively bars, and artisan bakeries. Enjoy unparalleled access to Calgary' best amenities and the convenience of a central location. BONUS - MOST of the furniture is included!!! Don't miss this opportunity—whether you're looking for a turnkey home or a smart investment property, this unit checks all the boxes!

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