

# \$370,000 - 1101, 519 Riverfront Avenue Se, Calgary

MLS® #A2216632

**\$370,000**

1 Bedroom, 1.00 Bathroom, 646 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

\*Open House Saturday May 10 from 2:00-4:00pm\* Welcome to Evolution, an upscale and architecturally striking residence located just steps from the Bow River in Calgary's dynamic East Village. This luxurious one-bedroom home in the Fuse Tower combines high-end finishes, premium amenities, and an unbeatable location surrounded by some of the city's best shops, restaurants, and cultural attractions. This oversized one-bedroom unit has been thoughtfully maintained and features brand-new laminate flooring (installed April 2025) in the kitchen and living area, offering a fresh, modern touch. The spacious bedroom is finished with cozy carpeting and boasts beautiful views of the Bow River. A spa-inspired bathroom with in-floor heating adds a touch of luxury to your morning routine. The open-concept living area easily accommodates a large sofa, with additional space for a dining table or home office setup. Step out onto the expansive balcony, large enough for outdoor dining or lounge seating, and take in the sweeping views of the Bow River – a perfect extension of your living space for relaxing or entertaining. Additional features include in-suite laundry, a titled underground parking stall, and a separate storage locker, providing everyday convenience and peace of mind. Residents of the Fuse Tower enjoy exclusive access to a suite of upscale amenities, including a fitness centre, steam room, sauna, party lounge,



outdoor terrace, concierge service, and secure underground parking. Perfect for professionals, first-time buyers, or investors, this move-in-ready home offers the best of urban living in one of Calgary's most walkable and sought-after neighbourhoods.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2216632          |
| Price          | \$370,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 646               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1101, 519 Riverfront Avenue Se |
| Subdivision | Downtown East Village          |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2G 1K6                        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Recreation Facilities, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Trash, Visitor Parking, Sauna |
| Parking Spaces | 1  |
| Parking        | Assigned, Off Street, Parkade, Stall, Underground, Guest   |

### Interior

Interior Features      Built-in Features, Closet Org  
Storage, Walk-In Closet(s)  
Appliances            Dishwasher, Dryer, Gas St  
Washer, Window Coverings  
Heating                Fan Coil, In Floor  
Cooling                Central Air  
# of Stories            21



**Exterior**

Exterior Features      Balcony, BBQ gas line, Court  
Construction            Brick, Concrete, Metal Siding

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market        5  
Zoning                  CC-EMU

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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