

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

MLS® #A2219475

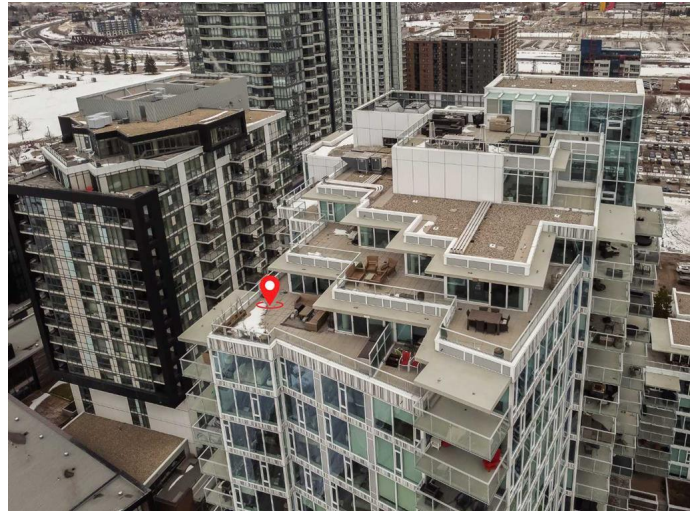
**\$988,000**

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® #         | A2219475          |
| 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          | Single Level Unit |
| 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, Refrigerator, Washer, Window Coverings, Oven-Built-In |
| Heating           | In Floor, Natural Gas, Fan Coil                                                       |
| 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    | May 9th, 2025 |
| Days on Market | 35            |
| Zoning         | CC-EMU        |

## Listing Details

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

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