

# \$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

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, Sauna, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Off Street, Parkade, Stall, Underground, Guest   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, Stone Counters, |
|-------------------|---|

Storage, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Gas Stove, Washer, Window Coverings  
Heating In Floor, Fan Coil  
Cooling Central Air  
# of Stories 21

Exterior

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



Additional Information

Date Listed May 1st, 2025  
Days on Market 3  
Zoning CC-EMU

Listing Details

Listing Office RE/MAX House of Real Estate

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