

2602, 510 6 Avenue SE
Calgary, Alberta

MLS # A2193764



\$620,000

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|------------------|---|---------------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-High-Rise (5+) | | |
| Size: | 1,038 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Heated Garage, Parkade, Tandem, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Fan Coil, In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 925 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-EMU |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage | | |
| Inclusions: | N/A | | |

Welcome to this stunning 26th-floor unit in the Evolution Building, located in the heart of Downtown East Village. With breathtaking views of the river valley, mountains, and city skyline, this 1,037 sq. ft. condo offers modern urban living at its finest. This bright and open 2-bedroom, 2-bathroom unit features floor-to-ceiling windows, a spacious balcony with a gas hookup for year-round BBQs, and high-end finishes throughout as well as laminate flooring in the unit. The sleek Euro-style kitchen boasts granite countertops, a kitchen island, a gas stove, and a vented microwave hood fan. The living and dining areas provide the perfect space to relax or entertain while enjoying the incredible views. The primary suite offers a peaceful retreat with river valley and downtown views, walk-through closets, and a luxurious 5-piece ensuite with heated floors. The second bedroom is generously sized with west-facing views of the mountains and city, conveniently located near another stylish 3-piece bathroom also with heated floors. Enjoy the perks of two secure, heated underground parking stalls, in-suite laundry, a dedicated storage locker, and bike storage. The Evolution Tower offers exceptional amenities, including a fully equipped gym, saunas, steam room, concierge service, a party room, and an outdoor patio with a BBQ area. Step outside and explore everything East Village has to offer fantastic restaurants, cafes, shopping, and cultural attractions like the Central Library, National Music Centre, and Stampede Grounds. With easy access to walking and biking trails, transit, and major roadways, this is downtown living at its best. Don't miss your chance to call this incredible Unit home!