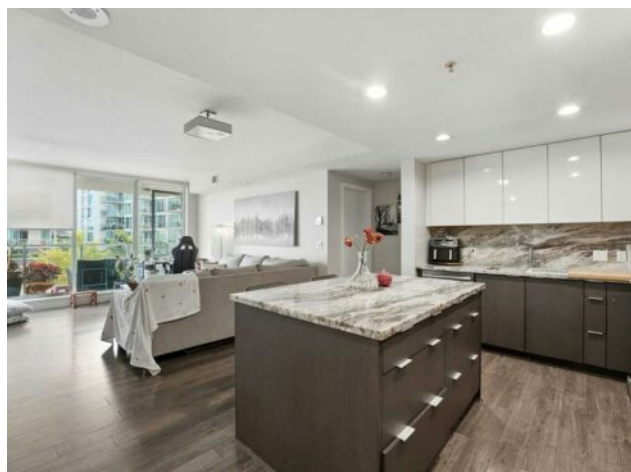


309, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2283272



## \$429,900

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 764
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Vinyl Windows		

**Inclusions:** N/A

Welcome to your urban sanctuary in the vibrant heart of East Village! This modern 2-bedroom, 2-bathroom suite the Evolution building is a perfect fit for both first-time buyers seeking a dynamic lifestyle and savvy investors eyeing a prime downtown asset. This is a space where style meets function. The bright, open-concept layout is framed by floor-to-ceiling windows that fill the home with natural light. The contemporary kitchen features a gas range, granite countertops, and stainless steel appliances—perfect for a quick meal or a gourmet dinner. Both bathrooms offer the luxury of heated floors, while the primary ensuite boasts dual sinks and a separate tub and shower. Central A/C, in-suite laundry, and secure underground parking and storage add to the low-maintenance appeal. Beyond your door, a world of premium amenities awaits. Residents enjoy a 24/7 concierge, a fitness facility with sauna and steam rooms, a social lounge, and a rooftop patio with BBQs—all designed for a life of convenience and relaxation. With a Walk Score of 94, East Village is your playground. Stroll to the Bow River pathways, the Central Library, Studio Bell, and an array of shops, cafes, and restaurants. The C-Train and Superstore are just a few steps away, making daily errands a breeze. This is more than a condo—it's a smart investment in a thriving, walkable community. Don't miss this opportunity to own a piece of Calgary's most exciting neighbourhood!