

2902, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2235568

\$599,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,008 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 925
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

Welcome to the epitome of luxury living in Downtown East Village. This stunning 2-bedroom, 2-bathroom condo in the prestigious Evolution building offers an exceptional blend of style, comfort, and convenience. From the moment you enter, you'll feel like you've stepped into a designer show suite—every detail thoughtfully curated to elevate your everyday experience. Floor-to-ceiling windows flood the space with natural light and frame breathtaking views of the Bow River, the downtown skyline, and the distant mountains. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a perfect setting for both entertaining and relaxing. The gourmet kitchen features granite countertops, a gas range, stainless steel appliances, and a breakfast bar for casual dining. The spacious primary suite includes a walk-through closet leading to a luxurious 5-piece ensuite with double sinks, a granite vanity, a separate shower, and a soaker tub. The second bedroom offers generous closet space and is conveniently located next to a sleek 3-piece bathroom. Heated floors throughout the unit add comfort and warmth, while in-suite laundry provides everyday convenience. Step out onto your northwest-facing balcony, complete with a BBQ gas line—ideal for evening gatherings or quiet moments overlooking the city. This unit also includes tandem underground parking and a secure storage locker. Residents of Evolution enjoy access to top-tier amenities, including a state-of-the-art fitness center with a sauna and steam room, a party room, a rooftop patio with dual BBQ stations, central air conditioning, and 24-hour concierge service for added peace of mind. Perfectly situated, the building offers easy access to shopping, dining, entertainment, and public transit. The Bow River Pathway is just steps away, offering endless

opportunities for walking, jogging, and cycling. You'll also love the newly opened facility "The Open," featuring pickleball courts and washroom facilities. This condo delivers an unmatched lifestyle of elegance, convenience, and spectacular views—don't miss your chance to call this exceptional property home. Close to shopping, dining, and the Calgary pathway system.