309, 510 6 Avenue SE
Calgary, Alberta

MLS # A2250363

$429,900

Division:	Downtown East Village
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	872 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2

Garage:	Assigned, Parkade
Lot Size:	-
Lot Feat:	-

Heating:	Fan Coil, In Floor	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 764
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	CC-EMU
Foundation:	-	**Utilities:**	-
Features:	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!