

2902, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2187928

\$640,000

|           |  |        |                  |
|-----------|--|--------|------------------|
| Division: | Downtown East Village                  |        |                  |
| Type:     | Residential/High Rise (5+ stories)     |        |                  |
| Style:    | Apartment-High-Rise (5+)               |        |                  |
| 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: FOB

Stunning 2-bedroom, 2-bath condo in Evolution located in Downtown East Village. 2 Bed | 2 Bath | Tandem Underground Parking | Storage | 1008 sq.ft. | Secure Bldg. | Fitness Facilities. Welcome to the pinnacle of luxury living in the heart of Downtown East Village. This stunning 2-bedroom, 2-bathroom condo in the prestigious Evolution building is designed to captivate from the moment you enter. Imagine stepping into a show suite every day, where every detail has been thoughtfully curated for elegance and comfort. Floor-to-ceiling windows frame breathtaking views of the Bow River, downtown skyline, and majestic mountains. The open-concept layout seamlessly blends the living, dining, and kitchen areas, offering the perfect setting for modern living. The gourmet kitchen boasts granite countertops, a gas stove, stainless steel appliances, and a convenient breakfast bar. The spacious primary suite features a walk-through closet leading to a luxurious 5-piece ensuite with a separate tub, shower, double sinks, and a granite vanity with ample storage. The second bedroom offers generous closet space and is complemented by a nearby 3-piece bathroom. Enjoy the comfort of heated floors throughout and the convenience of in-suite laundry. Step onto your northwest-facing balcony, complete with a BBQ gas line &ndash; ideal for entertaining or relaxing in the evenings. The unit also includes tandem underground parking stalls and a secure storage locker. This building offers top-tier amenities, including a state-of-the-art gym with a sauna and steam room, a party room, a rooftop patio with two BBQ stations, and central air conditioning. The 24-hour concierge service provides peace of mind. Perfectly situated, you'll have easy access to vibrant shopping, dining, entertainment, and public transportation. The Bow River Pathway is just steps away,

offering endless opportunities for walking, jogging, cycling, and soaking in the scenic view. You can also enjoy the newly opened facility "The Open" offering pickleball courts and washroom facilities. This condo delivers an unmatched lifestyle of luxury, convenience, and spectacular vistas. Don't miss your chance to call this exceptional property home.