

# \$450,000 - 301, 510 6 Avenue Se, Calgary

MLS® #A2188042

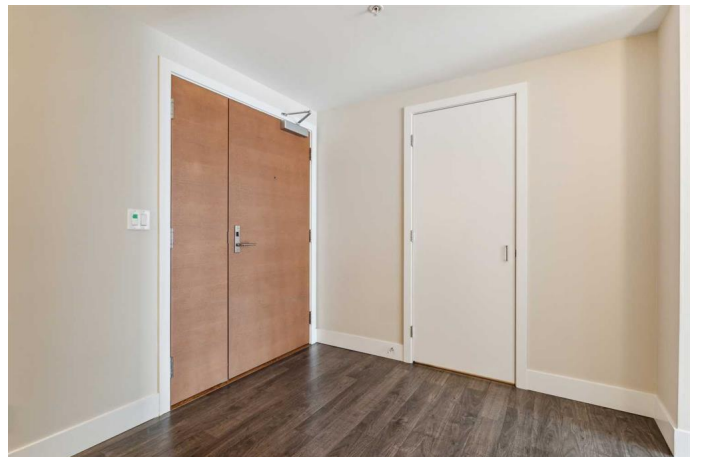
## \$450,000

2 Bedroom, 2.00 Bathroom, 920 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to Unit 301 at Evolution in the East Village. Experience an urban lifestyle with a variety of dining, shopping, and entertainment options right outside your door in the heart of the East Village. Enjoy scenic riverfront pathways, parks, dog parks, and convenient public transit, along with spectacular city skyline views from your balcony.

This 2-bedroom, 2-bathroom plus den unit features a contemporary interior with modern finishes and floor-to-ceiling windows that flood the space with natural light. The open-concept layout is perfect for hosting guests. The chef-inspired kitchen boasts high-end stainless steel appliances, granite countertops and backsplash, ample cabinet space, and a large breakfast bar with seating. For added convenience, this unit includes central air, in-suite laundry and extra storage. Each bedroom offers stunning views of downtown. The primary bedroom features a large walk-in closet and a 4-piece ensuite with granite countertops. The main bathroom includes a fully tiled shower. Evolution Condos offers a range of modern amenities, including a gym, saunas, steam room, concierge service, a party room, an outdoor patio with a barbecue area, a secured heated underground parking stall, and a dedicated storage locker. The building is equipped with concierge and security services. This is city living at its finest. Book a viewing today!



Built in 2016

## Essential Information

MLS® #	A2188042
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	301, 510 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1L7

## Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Sauna, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

## Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	31

## Exterior

Exterior Features	Barbecue, Courtyard
Roof	Tar/Gravel

Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	93
Zoning	CC-EMU

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.