



GRASSROOTS
REALTY GROUP

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1907, 510 6 Avenue SE
Calgary, Alberta

MLS # A2225145



\$319,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	592 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CC-EMU
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage

Inclusions: N/A

Discover this elegant 1-bedroom, 1-bathroom residence on the 19th floor of the iconic Evolution building, where luxury meets urban vibrancy in the heart of East Village. Steps from Stampede Park, Studio Bell, Bow River Pathways, Central Library, and 17th Avenue's bustling shops and dining, this prime location puts you at the center of it all. This stunning unit is bathed in natural light, thanks to floor-to-ceiling windows showcasing panoramic south-facing views of the Saddledome, Calgary Tower, and Bow River. Its open-concept layout and soaring ceilings create an exceptionally airy and welcoming space. The modern chef's kitchen boasts stainless steel appliances, a gas stove, and luxurious granite countertops, flowing seamlessly into the spacious living and dining areas with stylish vinyl plank flooring. Step onto your private balcony to unwind as the vibrant city unfolds—complete with a gas line for BBQs and front-row seats to Stampede fireworks. The primary bedroom is a peaceful oasis with expansive windows framing those breathtaking views. The 4-piece bathroom features granite countertops, a deep soaker tub, and in-floor heating for ultimate comfort. Enjoy central A/C, in-suite laundry, secured underground parking, and a separate storage locker. Residents benefit from world-class amenities: 24-hour concierge/security, a fully equipped fitness centre, steam room & sauna, owner's lounge/party room with kitchen, a massive terrace with BBQs and spectacular views, plus bike storage. This is your chance to live in an upscale, amenity-rich building in one of Calgary's most walkable and dynamic neighborhoods. Make this exceptional 19th-floor home yours!