



GRASSROOTS
REALTY GROUP

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3104, 510 6 Avenue SE
Calgary, Alberta

MLS # A2243341



\$890,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,554 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,327
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: None

Discover downtown Calgary living at its finest in this stunning sub-penthouse located in the heart of the city. Situated on the 31st floor of the sought-after Evolution building in the East Village, this spacious 3-bedroom apartment offers unparalleled panoramic views of the city skyline, Bow River, and Rocky Mountains. With two balconies, you can enjoy breathtaking views from multiple angles. The south-facing balcony overlooks the Rockies and the iconic Stampede building, while the west-facing balcony offers views of the Calgary Tower and Bow River. Inside, a cozy nook is perfect for a home office, and the gourmet kitchen features top-of-the-line appliances, quartz countertops, and a large island. Each bedroom has its own bathroom, ensuring privacy and comfort. Additional highlights include high-end finishes, access to amenities like a fitness center and sauna, and proximity to shopping, dining, and entertainment options. Don't miss out on the chance to make this luxurious residence your own!