



**301, 510 6 Avenue SE
Calgary, Alberta**

MLS # A2265188



\$430,000

Division: Downtown East Village

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 909 sq.ft. **Age:** 2016 (10 yrs old)

Beds: 2 **Baths:** 2

Garage: Assigned, Guest, Heated Garage, Parkade, Secured, See Remarks, Stall, Un

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 804

LLD: -

Zoning: CC-EMU

Utilities: -

Heating: Central **Water:** -
Floors: Carpet, Ceramic Tile, Laminate **Sewer:** -
Roof: - **Condo Fee:** \$ 804
Basement: - **LLD:** -
Exterior: Concrete **Zoning:** CC-EMU
Foundation: - **Utilities:** -
Features: Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks

Inclusions: N/A

Welcome to the Evolution in East Village! Experience the best of urban living with restaurants, cafés, shopping, and entertainment just steps away. Enjoy riverfront pathways, parks, and easy access to transit—all from your doorstep. This 2-bedroom + den, 2-bath condo features a bright, open-concept layout with floor-to-ceiling windows and city skyline views from your balcony. The modern kitchen offers high-end stainless-steel appliances, granite countertops and backsplash, ample cabinetry, and a large breakfast bar—perfect for entertaining. Additional features include central A/C, in-suite laundry, and extra storage. Both bedrooms showcase downtown views; the primary bedroom has a walk-in closet and a 4-piece ensuite with granite finishes, while the second bathroom offers a fully tiled shower. Residents enjoy concierge and security services, fitness centre, saunas, steam room, party room, outdoor patio with BBQ area, heated underground parking, and a secure storage locker. Modern comfort meets convenience in the heart of East Village—city living at its finest! Call today for your private showing!