



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

3002, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2274338



**\$650,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,010 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 925
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

**Inclusions:** All or partial furniture available

Wrap around incredible Views Upscale Urban Living in the Heart of East Village &ndash; Evolution Condo on the 30th floor for maximum Wow factor Experience sophisticated downtown living in this stunning 2-bedroom, 2-bathroom condo located in the sought-after Evolution complex in East Village. Designed with style and comfort in mind, this home offers an exceptional blend of high-end finishes, thoughtful layout, and unbeatable convenience. Floor-to-ceiling windows frame breathtaking views of the Bow River, the city skyline, and the mountains beyond, filling the space with natural light. The open-concept design connects the living room, dining area, and kitchen, creating an inviting atmosphere perfect for relaxing or hosting guests. The gourmet kitchen is equipped for serious cooking, featuring granite counters, a gas cooktop, stainless steel appliances, and an island with seating for casual meals. The primary bedroom serves as a peaceful retreat with a walk-through closet and a luxurious 5-piece ensuite complete with double sinks, a granite vanity, separate shower, and a deep soaking tub. The second bedroom is generously sized and sits next to a modern 3-piece bathroom&mdash;ideal for visitors, roommates, or a home office. Additional highlights include heated flooring in the bathrooms, in-suite laundry, a northwest-facing balcony with a gas hook-up for barbecuing, tandem underground parking for 2 cars, and a secure storage locker. Residents enjoy access to top-tier amenities, including a fully equipped fitness facility with sauna and steam room, a party room, rooftop terrace with BBQ areas, central air conditioning, and convenient concierge service. Everything you need is just steps away&mdash;shops, restaurants, entertainment options, transit, and the scenic Bow River Pathway for walking, cycling, or running. The newly opened &ldquo;The

Open&rdquo; facility adds even more appeal, offering pickleball courts and public washrooms right in the neighbourhood. This exceptional condo offers more than a place to live&mdash;it provides a vibrant, elevated lifestyle with incredible views and unmatched convenience. A must-see opportunity.