

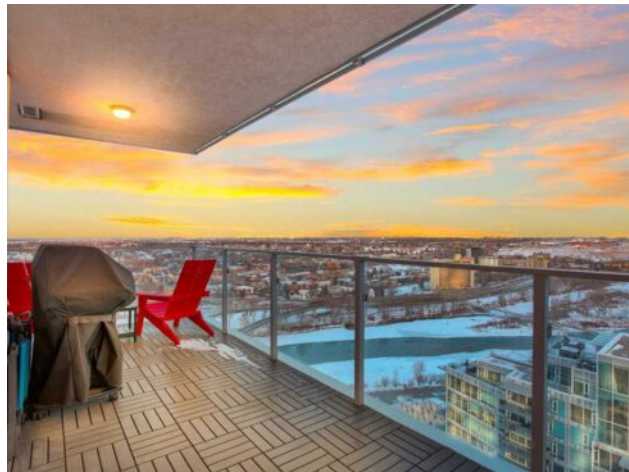


GRASSROOTS
REALTY GROUP

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2703, 510 6 Avenue SE
Calgary, Alberta

MLS # A2274651



\$595,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,118 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|----------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,005 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding | Zoning: | CC-EMU |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Open Floorplan, See Remarks, Soaking Tub | | |

Inclusions: 2 Part Bar Cabinet across from kitchen, attached storage in spare, BBQ

Experience refined urban living with breathtaking panoramic views from this luxurious 27th-floor residence in the coveted Evolution tower, located in Calgary's dynamic East Village. Offering over 1,100 sq. ft. of impeccably designed living space, this elegant home is bathed in natural light through floor-to-ceiling windows that frame sweeping city, river, and skyline views from the northwest to the southeast. The chef-inspired kitchen features granite countertops, premium stainless steel appliances, and a gas range, seamlessly flowing into the open living and dining areas—ideal for both everyday living and sophisticated entertaining. The primary retreat showcases stunning Bow River views, a walk-through closet, and a spa-like 5-piece ensuite. A spacious second bedroom, full bathroom, private office/den, ensuite laundry, and two titled parking stalls complete the residence. Residents enjoy an exceptional lifestyle with 24-hour concierge, fitness centre with sauna and steam room, and an exclusive rooftop patio with BBQ. Just steps from the RiverWalk, St. Patrick's Island, Central Library, and the city's finest cultural attractions, this is downtown luxury at its finest—where you drift off beneath the stars and awaken to the glow of the rising sun.