



204, 560 6 Avenue SE
Calgary, Alberta

MLS # A2302332



\$388,888

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	792 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions: n/a

Welcome to Evolution in East Village, where style, convenience, and urban energy come together. This well-designed 2 bedroom, 2 bathroom condo offers 792 sq ft of functional living space—perfect for professionals, first-time buyers, or a savvy investor looking for a well-located, highly rentable investment. The modern kitchen features sleek cabinetry, stainless steel appliances, a gas cooktop, and granite countertops, all complemented by a full-height granite backsplash that adds a touch of sophistication. The open-concept layout flows seamlessly into the living and dining area, creating a bright and comfortable space to relax or entertain. Large windows bring in plenty of natural light and connect you to the city outside, while the spacious private balcony offers a great outdoor extension—ideal for enjoying your morning coffee or unwinding at the end of the day with views of East Village and the downtown skyline. The smart floor plan provides excellent bedroom separation, making it ideal for roommates, guests, or a home office setup. The primary bedroom features ample closet space and a private ensuite, while the second bedroom is serviced by a full second bathroom. Additional features include in-suite laundry, central air conditioning, and contemporary finishes throughout. Residents of Evolution enjoy premium amenities including a fully equipped fitness centre, sauna & steam room and concierge service. Located just steps from the Bow River pathways, Studio Bell, Superstore, cafes, restaurants, and transit, this is an incredible opportunity to own in one of Calgary’s most vibrant and walkable communities.