



**GRASSROOTS**  
REALTY GROUP

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2402, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2125681



**\$599,900**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,021 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 925
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Mixed, Stone	Zoning:	CC-EMU
Foundation:	-	Utilities:	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** N/A

This large, bright and open distinctive 2 Bed, 2 Bathroom with 2 heated underground parking stalls condo has spectacular city and river views and the executive style that you have been looking for! The stalls are side by side and NOT tandem like some other units, The second parking stall is super rare in combination with this amazing view + floor location .Welcome to Evolution in the trendy neighborhood of East Village. This CONTEMPORARY suite offers a gourmet kitchen with stainless steel appliances, gas range & huge working island which opens up to the large living & dining area, spacious living area with laminate floors, high ceilings and spacious bedrooms. You will appreciate all the natural light with the floor to ceiling windows with spectacular views throughout including your master suite. Embrace the views of the Bow River when you're entertaining or having your morning coffee on the Huge balcony. Heated tile flooring in bathrooms, dual climate zones, a/c, bbq-gas outlet on balcony, pet friendly with board approval, in-suite laundry are just some of the great features. The Evolution provides secured visitor parking, concierge service, 2 fitness centres w/steam room & sauna, social lounge & garden patio. Just minutes away from Stephen Ave, Zoo, walking/biking paths and all the shops & restaurants... Inner city Living & Condo Lifestyle at its finest! A must to see Call today!