



**309, 560 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2140182**



**\$463,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 764
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** N/A

Welcome to your dream condo in the heart of East Village, where urban living meets peaceful comfort. This modern 2 Bed/2Bath condo is the perfect blend of modern luxury and convenience, boasting high-end finishes and thoughtfully designed spaces throughout. From the moment you enter, you will take note of the sleek finishes and functional layout; the modern kitchen is fully equipped with stainless steel appliances, white cabinetry with under-mount lighting, gorgeous stone backsplash, and a large island with beautiful quartz countertops and breakfast bar. Enjoy the serene courtyard views from your spacious patio, offering a great place to unwind in the evenings or enjoy your morning coffee. The two bedrooms are separated for added privacy, and both bathrooms boast luxurious in-floor heating. The primary suite features a large walk-through closet and includes a 5-piece ensuite featuring dual vanities, a large soaker tub, and in-floor heat. The second bedroom is separated for added privacy and the second 4-piece bathroom also features in-floor heat. This condo comes with in-suite laundry, an underground parking stall and underground storage. Don't miss your chance to own in the Evolution building that offers top-notch amenities, including two workout facilities, a sauna, steam room, party room, outdoor patio with BBQs, concierge service 7 days/week and 24/hr security. Located just steps to the Bow River pathways, coffee shops & restaurants, and the convenience of Superstore just down the street! This condo combines convenience with luxury. Don't miss out!