



**2902, 510 6 Avenue SE
Calgary, Alberta**

MLS # A2145230



\$688,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,008 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 925
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: FOB

2 Bed | 2 Bath | Tandem Underground Parking | Storage | 1008 sq.ft. | Secure Building | Fitness Facilities

Welcome to luxury living at its finest in the heart of Downtown East Village. This exquisite 2-bed, 2-bath condo in the prestigious Evolution building will impress you from the moment you step inside. Imagine the feeling of walking into a show suite every day, where every detail has been meticulously crafted for comfort and style. Floor-to-ceiling windows that offer breathtaking views of the river, downtown skyline, and mountains. The epitome of contemporary design, featuring an open-concept layout that seamlessly integrates living, dining, and kitchen areas. The Gourmet kitchen is equipped with granite countertops, a gas stove, stainless steel appliances and a convenient breakfast bar. A spacious Primary suite with a walk-through closet leading to a luxurious 5-piece ensuite. The bathroom features a separate tub, shower, double sinks and spacious vanity w/ granite countertop and plenty of storage. Additionally, the second bedroom has ample closet space, and a nearby 3-piece bath. Enjoy the comfort of heated floors throughout and in-suite laundry for added convenience. The Private NW facing balcony with a BBQ gas line is perfect for entertaining or enjoying peaceful evenings. Appreciate the advantage of underground parking w/ a tandem parking stall and storage locker. This building offers a state-of-the-art gym equipped with a sauna and steam room, a party room and rooftop patio w/ 2 BBQ stations and central air conditioning for added comfort. Peace of Mind with 24-hour Concierge service. Nestled in vibrancy, you'll be close to all amenities including shopping, dining, entertainment and public transportation. Direct access to the beautiful Bow River Pathway, perfect for walking, jogging, cycling and

enjoying the scenic river views. This condo offers an unparalleled living experience, combining luxury, convenience, and stunning views. Don't miss the opportunity to make this exquisite property your new home.