



1605, 510 6 Avenue SE
Calgary, Alberta

MLS # A2170403



\$550,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,032 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 885
Basement:	-	LLD:	-
Exterior:	Concrete, Other	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters		

Inclusions: NA

Welcome to luxury living at its finest in the heart of Downtown East Village. This exquisite 2-bedroom plus den, 2-bath condo in the prestigious Evolution building will impress you from the moment you step inside. Floor-to-ceiling windows offer breathtaking views of the river and mountains. The epitome of contemporary design, this unit features an open-concept layout that seamlessly integrates the living, dining, and kitchen areas. The gourmet kitchen is equipped with granite countertops, a gas stove, stainless steel appliances, and a convenient breakfast bar. The spacious primary suite leads to a luxurious 4-piece ensuite, complete with a separate shower, a granite-topped vanity, and plenty of storage. The den is thoughtfully designed with built-ins, providing ample workspace or additional storage. Additionally, the second bedroom offers generous closet space and is conveniently located near a 3-piece bath. Enjoy the comfort of heated floors in the bathrooms and in-suite laundry for added convenience. The private east-facing balcony, complete with a BBQ gas line and upgraded deck tiles, is perfect for entertaining or enjoying peaceful mornings. The unit also includes underground parking with a single parking stall, a storage locker, and access to bike storage. Building amenities are top-tier, featuring two state-of-the-art gyms, a sauna, steam room, party room, rooftop patio with two BBQ stations, and central air conditioning for added comfort. You'll also benefit from 24-hour security and concierge service. Nestled in a vibrant community, you'll be close to all amenities, including shopping, dining, entertainment, and public transportation. With direct access to the beautiful Bow River Pathway, perfect for walking, jogging, cycling, and enjoying scenic river views, this condo offers an unparalleled living experience. Don't miss the opportunity

to make this exquisite property your new home.