

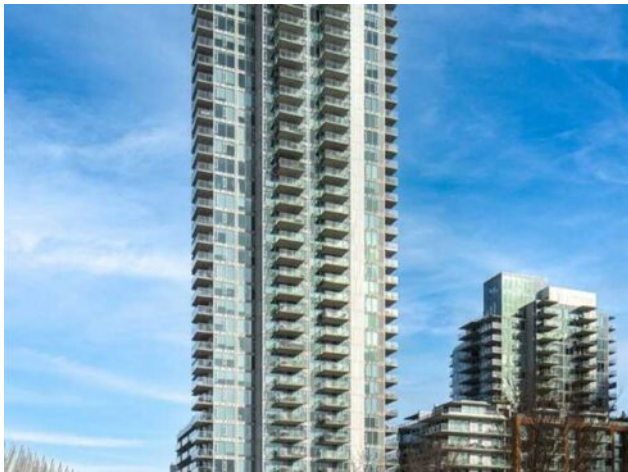


GRASSROOTS
REALTY GROUP

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608, 510 6 Avenue SE
Calgary, Alberta

MLS # A2194586



\$499,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,012 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 885
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Siding	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to luxury living in the Pulse tower of Calgary's prestigious Evolution complex, located in the heart of vibrant East Village. This stunning 1,012 SqFt condo offers 2 bedrooms plus a den, 2 full bathrooms, and breathtaking panoramic views of the city skyline and Bow River. Designed for both comfort and style, the open-concept living and dining areas are bathed in natural light from floor-to-ceiling windows, creating a perfect space for entertaining. The gourmet kitchen boasts sleek quartz countertops, high-end stainless steel appliances, and a gas stove, making it a chef's dream. The serene primary bedroom features Southeast views of the Bow River and Saddledome, a spacious walk-through closet, and a luxurious 4-piece ensuite with in-floor heating and premium fixtures. The well-sized secondary bedroom offers comfort and privacy, sharing a beautifully appointed 3-piece bathroom, also with in-floor heating. A dedicated office/den provides the perfect workspace, while additional conveniences include in-suite laundry, underground secured parking, and a separate storage locker. Evolution residents enjoy premium amenities, including a 24-hour concierge, security services, a recreation room, a fully equipped fitness center with a sauna and steam room, and a rooftop patio with a gas BBQ—ideal for entertaining and enjoying stunning sunrises. Situated in East Village, this home offers an unparalleled urban lifestyle with access to parks, playgrounds, a dog park, community garden plots, and St. Patrick's Island, along with the shopping, dining, and cultural attractions of Inglewood and Bridgeland. Experience the best of downtown living, with entertainment venues and a vibrant social scene just steps away.

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