

# \$450,000 - 301, 510 6 Avenue Se, Calgary

MLS® #A2188042

**\$450,000**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to Unit 301 at Evolution in the East Village. Experience an urban lifestyle with a variety of dining, shopping, and entertainment options right outside your door in the heart of the East Village. Enjoy scenic riverfront pathways, parks, dog parks, and convenient public transit, along with spectacular city skyline views from your balcony.

This 2-bedroom, 2-bathroom plus den unit features a contemporary interior with modern finishes and floor-to-ceiling windows that flood the space with natural light. The open-concept layout is perfect for hosting guests. The chef-inspired kitchen boasts high-end stainless steel appliances, granite countertops and backsplash, ample cabinet space, and a large breakfast bar with seating. For added convenience, this unit includes central air, in-suite laundry and extra storage. Each bedroom offers stunning views of downtown. The primary bedroom features a large walk-in closet and a 4-piece ensuite with granite countertops. The main bathroom includes a fully tiled shower. Evolution Condos offers a range of modern amenities, including a gym, saunas, steam room, concierge service, a party room, an outdoor patio with a barbecue area, a secured heated underground parking stall, and a dedicated storage locker. The building is equipped with concierge and security services. This is city living at its finest. Book a viewing today!

Built in 2016



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2188042    |
| Price          | \$450,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 920         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 301, 510 6 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G1L7                |

## Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Sauna, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                                                       |
| Parking        | Assigned, Parkade, Stall, Underground                                                                                                   |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| # of Stories      | 31                                                                                                               |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Barbecue, Courtyard |
| Roof              | Tar/Gravel          |

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 94                 |
| Zoning         | CC-EMU             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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