

301, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2239657



**\$440,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** n/a

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!