

512, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2236323



# \$325,000

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Coat Rack at front door

Fantastic opportunity for a bright south-facing unit in the desirable Evolution complex! Vacant and ready for quick possession! Full time concierge/security and gorgeous common areas including gym, party room and ROOFTOP PATIO enhance your lifestyle in one of Calgary's most exciting communities, the East Village! Enjoy strolling or biking the Riverwalk, dining at Charbar, meeting friends for coffee at Sidewalk Citizen, getting groceries across the street, hanging at the Central Library, visiting Studio Bell and walking to the Stampede or a Flames game! This open-concept condo has modern styling and great upgrades like full-slab granite counters & backsplash, high-end appliances including gas stove and floor-to-ceiling windows. Huge south balcony with expansive city views! This is no shoe-box sized condo - there is room for both a dining table AND a living room setup so you can have friends & family over for dinner parties. Beautifully appointed full bathroom, stacked washer/dryer, front closet plus included coat rack/shoe storage. Underground parking with adjacent storage locker. Enjoy central A/C to stay cool all summer long! This is the ultimate urban lifestyle - make it yours today!