

507, 560 6 Avenue SE  
Calgary, Alberta

MLS # A2245762



# \$464,500

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 885
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Metal Siding	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Murphy bed

Stunning End-Unit, 2-Bed, 2-Bath Condo. Welcome to the Evolution, a sought-after residence in the heart of East Village. This exquisite 5th-floor corner unit offers a thoughtfully designed layout, providing both style and functionality. Enjoy breathtaking views of the landscaped courtyard and the Bow River beyond, while the floor-to-ceiling windows fill the space with an abundance of natural light. The chef-inspired kitchen is a true standout, featuring a large central island, ample cabinetry, premium upgraded appliances, granite countertops, and a convenient hallway pantry for extra storage. The open-concept living and dining areas flow seamlessly, creating an inviting space perfect for entertaining or relaxing. The spacious primary bedroom is a private retreat, offering a walk-through built-in wardrobe closet that leads to an indulgent 5-piece ensuite, complete with a deep soaker tub and an elegant glass-enclosed shower. The second bedroom is equally impressive, located on the opposite side of the condo to ensure optimal privacy. It features a well-sized step-in closet and a sleek, modern Murphy bed to comfortably host guests. A beautifully appointed ensuite 4-piece bathroom is which you can access from the bedroom or the hallway. Central A/C ensures a comfortable atmosphere on warm summer days, while the oversized balcony offers a perfect spot to unwind and take in the views. The in-suite laundry features a generously sized washer and dryer for convenience, and additional storage is available with your private locker on the main floor. The building is well-maintained and features impressive amenities, including concierge service, two fully equipped gyms with dry and steam saunas, a party lounge, and lush rooftop gardens. Located in one of Calgary's most vibrant neighbourhoods, the Evolution offers easy access to bike/walking paths, the

C-train, and is just moments away from Inglewood, the Bell Studio, and the Calgary Public Library. Embrace the ultimate urban lifestyle with dining, shopping, and entertainment options just outside your door.