

**301, 510 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2265188**



**\$430,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Heated Garage, Parkade, Secured, See Remarks, Stall, Un		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks		

**Inclusions:** N/A

Welcome to the Evolution in East Village! Experience the best of urban living with restaurants, caf&eacute;s, shopping, and entertainment just steps away. Enjoy riverfront pathways, parks, and easy access to transit&mdash;all from your doorstep. This 2-bedroom + den, 2-bath condo features a bright, open-concept layout with floor-to-ceiling windows and city skyline views from your balcony. The modern kitchen offers high-end stainless-steel appliances, granite countertops and backsplash, ample cabinetry, and a large breakfast bar&mdash;perfect for entertaining. Additional features include central A/C, in-suite laundry, and extra storage. Both bedrooms showcase downtown views; the primary bedroom has a walk-in closet and a 4-piece ensuite with granite finishes, while the second bathroom offers a fully tiled shower. Residents enjoy concierge and security services, fitness centre, saunas, steam room, party room, outdoor patio with BBQ area, heated underground parking, and a secure storage locker. Modern comfort meets convenience in the heart of East Village&mdash;city living at its finest! Call today for your private showing!