

**607, 510 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2284909**



**\$419,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 764
<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, Kitchen Island, Open Floorplan		

**Inclusions:** NA

Experience elevated urban luxury in the heart of Downtown East Village at the prestigious Evolution Condos. This beautifully appointed 2-bedroom, 2-bathroom residence offers 891 sq. ft. of refined living space designed for both comfort and sophistication. The open-concept layout is enhanced by expansive windows, filling the home with natural light and showcasing breathtaking city and river views. At the heart of the home is a chef-inspired kitchen featuring granite countertops, a large central island perfect for entertaining, and a gas stove, complemented by sleek cabinetry and modern finishes. The spacious primary bedroom includes a private 5-pc ensuite, while a well-proportioned second bedroom and full bath provide flexibility for guests or a stylish home office. Underground parking and a secure storage locker add everyday convenience. Residents of Evolution enjoy hotel-inspired amenities, including a state-of-the-art fitness centre with sauna and steam room, an elegant party room, rooftop patio with dual BBQ stations, central air conditioning, and 24-hour concierge service. Perfectly located just steps from the Bow River Pathway and St. Patrick's Island, this home offers unparalleled access to outdoor recreation, walking, jogging, and cycling. Surrounded by premier dining, boutique shopping, entertainment, and public transit, this is downtown Calgary living at its most refined. This residence offers far more than condo living—it delivers an elevated lifestyle connected to the river and the heart of the city. Schedule your showing and make it yours.