

**407, 560 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2304541**



**\$417,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 885
<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, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Corner 2-bedroom, 2-bathroom condo in East Village, Calgary, Alberta. Unit 407 at Evolution offers a generously sized layout approaching 1,000 sq ft, with natural light through floor-to-ceiling windows on two exposures and direct views over the building's courtyard gardens. The open-concept living and dining area connects to a functional kitchen with full appliance package, suited to everyday living or entertaining. The two bedrooms are well-separated, in-suite laundry is included, and underground heated parking comes with the unit. Evolution is a well-managed building completed in 2015, with amenities that support an active, social lifestyle: a fully equipped fitness centre, sauna, concierge service, and a landscaped courtyard that anchors the building's common spaces. East Village is one of Calgary's most walkable urban communities. The Bow River pathway network and St. Patrick's Island are steps from the front door, offering daily access to green space, running and cycling paths, and one of the city's most well-designed urban parks. The East Village RiverWalk, local coffee shops, restaurants, and the Central Library are all within easy walking distance. Downtown LRT stations connect residents to the rest of the city in minutes, and the new Calgary arena development continues to reinforce the neighbourhood's momentum as a destination. For buyers trading square footage for location, this is the trade that makes sense. East Village delivers the walkable, connected, culturally rich lifestyle that's hard to find anywhere else in Calgary, and Evolution delivers the quality of building to match it.