

**2307, 510 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2305694**



**\$319,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	598 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Leased, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

**Inclusions:** N/A

Life in East Village connects modern design with one of Calgary's most dynamic urban settings, where river pathways, culture, and dining sit just steps from home. South exposure fills this upgraded residence with natural light while showcasing sweeping skyline views that define the downtown experience. An open-concept layout brings everyday living and entertaining together with ease, anchored by a chef-inspired kitchen designed for both function and style. Full-height cabinetry extends storage, granite countertops and matching backsplash create a seamless finish, while a gas stove adds precision for cooking at home. A peninsula island with breakfast bar seating encourages casual meals, conversation or a comfortable workspace. Floor-to-ceiling windows stretch across the living area, framing panoramic city views and drawing the outdoors in throughout the day. Evening hours transform the space into a front-row setting for Calgary Tower lights and Stampede fireworks, adding a sense of energy without leaving home. Rest comes easily in the bedroom where another wall of glass continues the view and creates a calm, light-filled retreat. A 4-piece bathroom pairs clean design with everyday functionality, while in-suite laundry adds practical convenience to daily routines. Step outside to a private balcony that invites summer barbeques or quiet moments overlooking the city skyline. Ownership here extends beyond the unit with access to a well-equipped fitness centre, steam room and sauna that support an active lifestyle. Social spaces include a resident lounge with kitchen and pool table, along with a second-level terrace and rooftop garden designed for gathering and relaxation. A 24-hour concierge adds security and convenience, ensuring packages and guests are handled with ease, while visitor parking accommodates friends and family. Walkability

defines this location with the Bow River pathways, Central Library, Studio Bell, Stampede Grounds, and C-Train access all within minutes, along with grocery options, cafes, and a wide range of dining and nightlife along 17th Avenue. Urban living here balances connection, comfort and a view that continues to impress in every season.