

**301, 560 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2316912**



**\$475,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<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>	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** BBQ

Bright CORNER UNIT with Floor-to-Ceiling Windows, 2 Assigned Underground Parking Stalls, and a spacious open-concept design in the heart of East Village. Offering 2 Beds, 2 Baths, and 1,003 sq.ft. living space, this beautifully maintained home is filled with natural light and showcases quality finishes throughout. Located in the sought-after Evolution complex, this is true downtown living—where cafes, restaurants, the river pathways, grocery stores, and everyday essentials are all just steps from your front door. The open-concept layout is designed for both everyday living and entertaining. The expansive Living Room is highlighted by wraparound corner windows that flood the space with natural sunlight throughout the day, creating a bright and inviting atmosphere. Vinyl Plank flooring flows throughout the main living areas, while the 8'5" ceilings enhance the sense of space. The large covered East-facing Balcony extends your living space outdoors and features a gas hookup for BBQs, with the BBQ included. At the heart of the home is the gourmet Kitchen, featuring quartz countertops, a large Centre Island with an extended breakfast bar, KitchenAid stainless steel appliances including a gas stove, refrigerator, and microwave hood fan, along with a premium Miele dishwasher. Ample cabinetry and workspace make this Kitchen as functional as it is stylish. The Primary Bedroom enjoys East-facing windows and features a walk-through closet leading to a luxurious 5-piece Ensuite complete with double vanity, granite countertops, a soaker tub, and a separate glass shower with tile surround. The spacious Second Bedroom is conveniently located beside the 3-piece Bath, making it ideal for guests, family members, roommates, or a home office. A dedicated Den area offers the perfect work-from-home setup, while the in-unit Laundry adds everyday

convenience. Additional features include 2 Assigned Underground Parking Stalls, a separate Storage Locker, Fitness Centre, and Sauna. Enjoy one of Calgary's most vibrant inner-city lifestyles in East Village. Walk to the Bow River pathway system, Superstore, Studio Bell, Central Library, restaurants, caf&eacute;s, and public transit, while enjoying quick access to downtown, Inglewood, and the Beltline. Whether you are a professional seeking an urban lifestyle or a downsizer looking for low-maintenance living, this exceptional CORNER UNIT offers outstanding value in one of Calgary's most desirable communities. Book your private showing today!