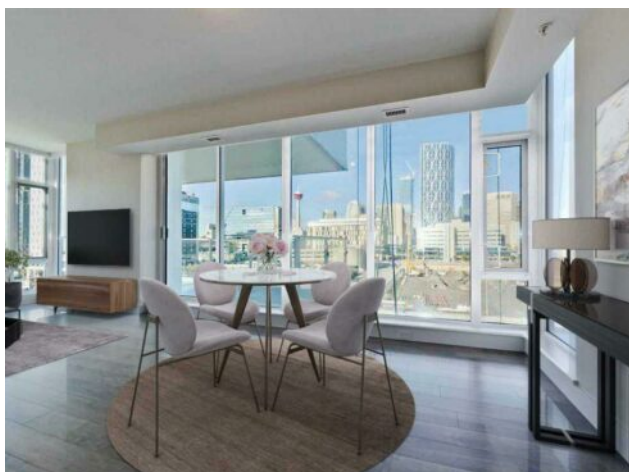


513, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2209849



# \$450,000

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to luxury living at the prestigious Evolution building nestled in the heart of Calgary's vibrant East Village! This exceptional 2-bedroom, 2-bathroom condo offers a perfect blend of style, comfort, and convenience. Step into a bright, open-concept living space, bathed in natural light from stunning West AND South facing floor-to-ceiling windows. The modern kitchen is a chef's dream, featuring high-end stainless-steel appliances, sleek and modern stone countertops, ample cabinetry, and a spacious breakfast bar for casual meals. Both bedrooms are generously sized and showcase downtown views, with Primary offering a walk-in closet. Both bathrooms also feature in-floor heating. The abundance of natural sunlight enhances the warmth and beauty of every room. Residents of the Evolution building enjoy top-tier amenities such as a 24-hour Concierge Service & Security, two fully equipped fitness centers, a sauna, steam room, a party room, and a rooftop deck complete with BBQ facilities and a garden lounge. Pet owners will appreciate the building's pet-friendly policy, with an off leash dog park just a 2-minute walk away. Situated in the trendy and growing East Village, you will enjoy a dynamic community with a rich arts scene being just steps from the National Music Centre and award-winning Central Library. An ever-growing mix of restaurants, cafes, and boutique shops makes this a wonderful location to live. Outdoor enthusiasts will love the Bow River pathway system just steps from your door, offering endless opportunities for scenic walks, biking, and recreation. Close to East Village is the community of east Victoria Park featuring the new Arena and a part of a 20-year master-plan vision to transform into Calgary's Culture + Entertainment District. Don't miss your chance to experience this unparalleled executive

lifestyle&mdash;in one of Calgary&rsquo;s newest and most exciting locations!