

**301, 510 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2265188**



**\$430,000**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown East Village                                                    |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                       |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                              |               |                  |
| <b>Size:</b>     | 909 sq.ft.                                                               | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                                                        | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Assigned, Guest, Heated Garage, Parkade, Secured, See Remarks, Stall, Un |               |                  |
| <b>Lot Size:</b> | -                                                                        |               |                  |
| <b>Lot Feat:</b> | -                                                                        |               |                  |

|                    |                                                                                       |                   |        |
|--------------------|---------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                                                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                     | <b>Condo Fee:</b> | \$ 804 |
| <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, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks |                   |        |

**Inclusions:** N/A

Welcome to the Evolution in East Village! Experience the best of urban living with restaurants, caf&eacute;s, shopping, and entertainment just steps away. Enjoy riverfront pathways, parks, and easy access to transit&mdash;all from your doorstep. This 2-bedroom + den, 2-bath condo features a bright, open-concept layout with floor-to-ceiling windows and city skyline views from your balcony. The modern kitchen offers high-end stainless-steel appliances, granite countertops and backsplash, ample cabinetry, and a large breakfast bar&mdash;perfect for entertaining. Additional features include central A/C, in-suite laundry, and extra storage. Both bedrooms showcase downtown views; the primary bedroom has a walk-in closet and a 4-piece ensuite with granite finishes, while the second bathroom offers a fully tiled shower. Residents enjoy concierge and security services, fitness centre, saunas, steam room, party room, outdoor patio with BBQ area, heated underground parking, and a secure storage locker. Modern comfort meets convenience in the heart of East Village&mdash;city living at its finest! Call today for your private showing!