

**2103, 510 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2252476**



**\$515,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown East Village              |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,122 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                                                               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate                                                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                        | <b>Condo Fee:</b> | \$ 1,005 |
| <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 |                   |          |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Stunning 2-bed, 2-bath corner unit in prestigious Evolution tower offers breathtaking unimpeded north-facing views of the Bow River from the 21st floor. This bright 1,122 sq ft residence features an expansive patio perfect for outdoor living and entertaining. The modern interior showcases granite countertops, laminate flooring throughout, and in-suite laundry. A spacious entrance gives you additional space for an office or in unit storage. Located in vibrant East Village, enjoy immediate access to riverside pathways, dog parks, shopping, and diverse dining options. Building amenities include concierge service, state-of-the-art fitness center, sauna, steam room, secure underground parking, and visitor parking. This unit's stall is right beside the building door for extra convenience. Experience luxurious urban living in a quiet, premium location that puts Calgary's best attractions at your doorstep. Perfect for investors or first time home buyers, contact your Realtor for a showing today!