

**2704, 510 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2301988**



**\$590,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown East Village              |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,212 sq.ft.                       | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Tandem, Underground      |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Fan Coil  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Tar/Gravel  | <b>Condo Fee:</b> | \$ 1,086 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | CC-EMU   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

Exceptional and stunning three-view panorama from the 27th floor, showcasing the Mountain, Bow River, and Downtown skyline. This luxurious, generously proportioned two-bedroom, two-bath residence offers an open-concept 1,200+ SF of living space with floor-to-ceiling glass that reveals dramatic vistas throughout the day. The morning sun pours through the east-facing, air-conditioned suite, waking a generous living-dining space that flows into a gourmet kitchen—granite island and backsplash gleaming beside a pantry and top-tier stainless steel appliances, including a five-burner gas stove and under-cabinet lighting. A master retreat awaits with a walk-in closet and a five-piece ensuite warmed by in-floor heating, while a second bedroom offers in-floor heating and convenient laundry with a second bath. This is one of the tower’s largest units, with tandem underground parking for two and extra storage. Beyond the walls, the building invites: a gym, steam room, sauna, and a social lounge with a kitchen; a second-level terrace and rooftop garden for al fresco gatherings; 24-hour concierge and ample visitor parking. Step outside to riverfront strolls, parks, C-Train access, a library, Superstore, and a chef’s lineup of dining options. An expansive 140+ SF east-facing balcony frames panoramic views, redefining downtown luxury living at its finest. A Schedule "A" must accompany all offers to purchase.