



DJ Golden
REAL ESTATE

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1403, 510 6 Avenue SE
Calgary, Alberta

MLS # A2225607



\$650,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,145 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--------------------------------|-------------------|----------|
| Heating: | Fan Coil, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,005 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Metal Siding | Zoning: | CC-EMU |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity | | |

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| Inclusions: | N/A |
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Welcome to this stunning 14th-floor unit in the Evolution Building, situated in the vibrant heart of Downtown East Village. Enjoy breathtaking views of the river valley and city skyline from every angle. This spacious 1,145 sq. ft. home features 2 bedrooms and 2 bathrooms, with floor-to-ceiling windows that flood the living space with natural light. Step out onto the good-sized balcony, complete with a gas hook-up perfect for year-round BBQs. The kitchen boasts stainless steel appliances, granite countertops, and a stylish backsplash, making it ideal for both everyday living and entertaining. The open living and dining areas provide a perfect backdrop to relax or host guests while taking in the incredible views. The primary suite offers a serene escape with views of the river valley and city, walk-through closets, and a luxurious 5-piece ensuite with heated floors. The second bedroom is generously sized with north-facing views of the river valley and city, also featuring heated floors for added comfort. This unit includes two secure, heated underground parking stalls, a dedicated storage locker, and bike storage. The Evolution Tower provides exceptional amenities, including a fully equipped gym, saunas, steam room, concierge service, party room, and an outdoor patio with a BBQ area. Outside, explore everything East Village has to offer — fantastic restaurants, cafes, shopping, and cultural attractions like the Central Library, National Music Centre, and Stampede Grounds. With easy access to walking and biking trails, transit, and major roadways, this is downtown living at its finest.