



1104, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2302326



**\$399,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<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>	Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Luxury Meets Smart Investment in Calgary's East Village &ndash; Perfect for Investors & First-Time Buyers. Welcome to the heart of East Village, one of Calgary's most dynamic and walkable neighbourhoods. This executive-style 2-bedroom, 2-bathroom suite in the sought-after Evolution complex offers exceptional value for both savvy investors and first-time buyers looking for style, comfort, and long-term potential. Bright, modern, and move-in ready, this unit features a spacious, open-concept layout with floor-to-ceiling windows, stainless steel appliances, granite countertops, gas range, and heated bathroom floors&mdash;everything today's renter or homeowner is looking for. The primary suite includes a walkthrough closet and the ensuite has dual sinks, tub and shower, while the second bedroom&mdash;perfect as a home office or guest room&mdash;is located near a second full bathroom. Central A/C, in-suite laundry, and underground parking and storage complete the package. Enjoy stunning views of the Bow River. Residents enjoy a premium lifestyle with 24/7 concierge service, fitness facilities, sauna & steam rooms, rooftop patio with BBQs, social lounge, bike storage, and underground visitor parking. With a Walk Score of 94 and Bike Score of 92, you're just steps from the Riverwalk, CTrain, Superstore, New Arena District, Calgary Public Library, Studio Bell, restaurants, cafes, and more. Whether you're entering the market or expanding your portfolio, this is a rare chance to own a low-maintenance, high-appeal property in one of Calgary's most desirable downtown communities.