



**506, 560 6 Avenue SE  
Calgary, Alberta**

**MLS # A2303595**



**\$488,888**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	2015 (11 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>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 885
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Welcome to Evolution in East Village, where elevated urban living meets exceptional design. This stunning 2 bedroom, 2 bathroom condo offers over 1000 sq ft of thoughtfully designed space, perfect for professionals, couples, or a small family seeking both comfort and lifestyle. The heart of the home is the sleek, modern kitchen featuring quartz countertops, a gas range, stainless steel appliances, and a large island—ideal for entertaining or casual everyday living. The open-concept layout flows seamlessly into a bright and spacious living area, framed by floor-to-ceiling windows that fill the space with natural light. One of the standout features of this home is the massive private balcony, offering an incredible extension of your living space. Whether you're hosting friends, enjoying a quiet morning coffee, or taking in the vibrant East Village views, this outdoor area is truly something special. The well-designed floor plan provides excellent bedroom separation for privacy. The primary suite features a walk-through closet and a private ensuite, while the second bedroom and full bath make this home ideal for guests, a home office, or a growing family. Additional highlights include in-suite laundry, central air conditioning, high-end finishes throughout, storage locker and underground parking. Residents of Evolution enjoy premium amenities including a fitness centre, sauna & steam room, concierge service, and a rooftop terrace with BBQs and panoramic city views. Book your private showing today! Located steps from the Bow River pathways, cafes, restaurants, Studio Bell, Superstore, and transit, this is your opportunity to own in one of Calgary's most dynamic and walkable communities.