



GRASSROOTS
REALTY GROUP

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1207, 510 6 Avenue SE
Calgary, Alberta

MLS # A2327227



\$329,990

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	592 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: N/A

Discover this elegant 1-bedroom, 1-bathroom residence on the 12th floor of the iconic Evolution building, where luxury living meets the vibrant energy of Calgary's East Village. Steps from Stampede Park, Studio Bell, the Bow River Pathways, Central Library, and the shops and dining of 17th Avenue, this prime location places you right in the heart of it all. Bathed in natural light through floor-to-ceiling windows, this stunning south-facing unit showcases panoramic views of the Saddledome, Calgary Tower, Bow River, and the downtown skyline. The open-concept layout, soaring ceilings, and stylish vinyl plank flooring create an airy, inviting living space. The modern chef-inspired kitchen features stainless steel appliances, a gas stove, and luxurious granite countertops, flowing seamlessly into the spacious living and dining areas. Step out onto your private balcony and take in the vibrant city views—complete with a gas line for BBQs and front-row seats to the Stampede fireworks. The primary bedroom offers a peaceful retreat with expansive windows framing the breathtaking views. The 4-piece bathroom features granite countertops, a deep soaker tub, and in-floor heating for added comfort. Additional highlights include central A/C, in-suite laundry, secured underground parking, and a separate storage locker. Residents of Evolution enjoy exceptional amenities, including 24-hour concierge/security, a fully equipped fitness centre, steam room and sauna, owner's lounge/party room with kitchen, a massive outdoor terrace with BBQs and spectacular views, plus bike storage. This is your chance to live in an upscale, amenity-rich building in one of Calgary's most walkable and dynamic neighbourhoods. An exceptional opportunity to enter this renowned building at one of the most accessible price points—make this beautiful 12th-floor

home yours!