

# \$650,000 - 1403, 510 6 Avenue Se, Calgary

MLS® #A2225607

## \$650,000

2 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.00 Acres

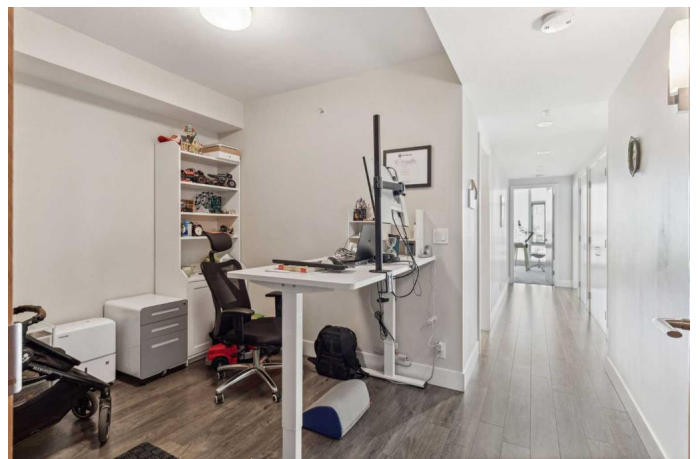
Downtown East Village, Calgary, Alberta

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.

Built in 2016

**Essential Information**

MLS® #	A2225607
Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1403, 510 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0H1

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Sauna, Storage
Parking Spaces	2
Parking	Heated Garage, Parkade
# of Garages	2

**Interior**

Interior Features	Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan,

	Refrigerator, Washer/Dryer Stacked
Heating	Fan Coil, Forced Air
Cooling	Central Air
# of Stories	34

## Exterior

Exterior Features	BBQ gas line
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	45
Zoning	CC-EMU

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.