

\$620,000 - 2602, 510 6 Avenue Se, Calgary

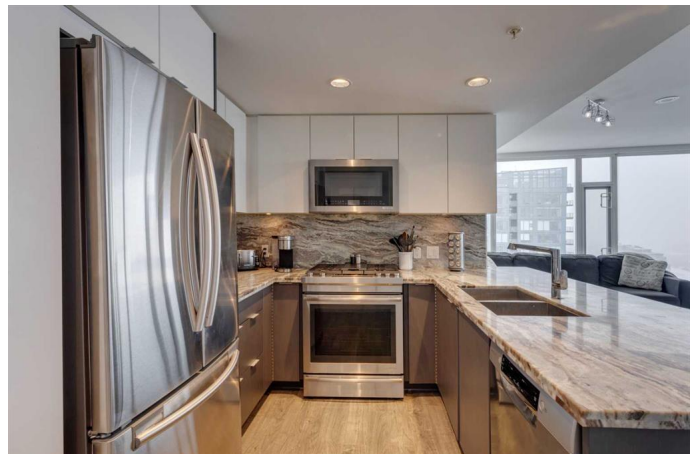
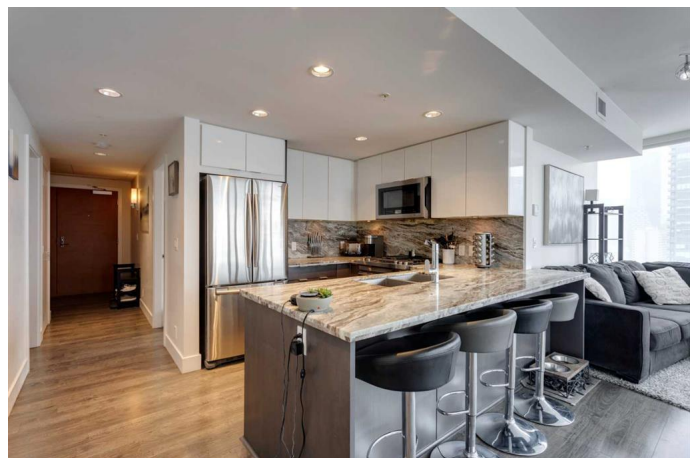
MLS® #A2193764

\$620,000

2 Bedroom, 2.00 Bathroom, 1,038 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to this stunning 26th-floor unit in the Evolution Building, located in the heart of Downtown East Village. With breathtaking views of the river valley, mountains, and city skyline, this 1,037 sq. ft. condo offers modern urban living at its finest. This bright and open 2-bedroom, 2-bathroom unit features floor-to-ceiling windows, a spacious balcony with a gas hookup for year-round BBQs, and high-end finishes throughout as well as laminate flooring in the unit. The sleek Euro-style kitchen boasts granite countertops, a kitchen island, a gas stove, and a vented microwave hood fan. The living and dining areas provide the perfect space to relax or entertain while enjoying the incredible views. The primary suite offers a peaceful retreat with river valley and downtown views, walk-through closets, and a luxurious 5-piece ensuite with heated floors. The second bedroom is generously sized with west-facing views of the mountains and city, conveniently located near another stylish 3-piece bathroom also with heated floors. Enjoy the perks of two secure, heated underground parking stalls, in-suite laundry, a dedicated storage locker, and bike storage. The Evolution Tower offers exceptional amenities, including a fully equipped gym, saunas, steam room, concierge service, a party room, and an outdoor patio with a BBQ area. Step outside and 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 best. Don't miss your chance to call this incredible Unit home!

Built in 2016

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2193764 |
| Price | \$620,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,038 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | High-Rise (5+) |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2602, 510 6 Avenue Se |
| Subdivision | Downtown East Village |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | K2S 1C9 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Secured Parking, Snow Removal, Storage, Visitor Parking, Bicycle Storage, Fitness Center, Parking, Party Room, Recreation Facilities, Roof Deck, Recreation Room, Sauna, Service Elevator(s), Trash |
| Parking Spaces | 2 |
| Parking | Assigned, Heated Garage, Underground, Parkade, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove |
| Heating | Fan Coil, In Floor |
| Cooling | Central Air |
| # of Stories | 34 |

Exterior

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|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Brick, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Days on Market | 28 |
| Zoning | CC-EMU |

Listing Details

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|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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