

710, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2219539



**\$334,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Soaking Tub, Steam Room, Storage

**Inclusions:** None

Welcome to Evolution Pulse, where modern city living meets everyday comfort in the heart of Calgary's vibrant East Village. This upscale building has everything you need—24-hour concierge, a fully equipped gym, steam and sauna rooms and the massive rooftop terrace with BBQs, gardens and unbeatable views. There is an owner's lounge with a full kitchen and pool table, perfect for hosting or relaxing with friends. Plus, you get underground parking and storage locker, visitor parking spots, and bike storage—just steps from the Bow River. Inside, this south-facing condo offers an open layout with floor-to-ceiling windows and stunning paramount view of the Calgary Tower, Saddle Dome, and the river. The kitchen will inspire the chef in you with high-end Jenn-Air appliances, a gas stove, granite countertops and backsplash, under-cabinet lighting, a large island, and a deep undermount stainless steel sink. It's the perfect place to cook, host, or just enjoy a quiet night in. There is a spacious balcony with a gas BBQ hookup—ideal for summer evenings with the city skyline as your backdrop. You will have your front seat for viewing the fireworks from the Stampede ground right at home. The bedroom is spacious and bright, and the bathroom features a deep soaker tub, granite vanity, and heated floor providing extra comfort. You'll also appreciate central A/C, dual-zone heating and cooling, in-suite laundry, and stylish luxury vinyl plank flooring. Step outside and you're in the middle of everything: Studio Bell, the Central Library, Superstore, river pathways, Stampede Park, transit, cafes, restaurants, and more. Whether you're starting your day with a walk by the water or heading out for a night on 17th Ave, this location truly puts the best of the city at your doorstep. Perfect for young professionals or those looking to downsize without

compromise. Vacant, freshly painted and move-in ready!