Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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604, 510 6 Avenue SE
Calgary, Alberta

MLS # A2273007

$649,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,301 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	2	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 1,126
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	CC-EMU
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: -

Over 1400 sqft of luxury living plus your very own oversized private roof top patio overlooking the river, sunset sky and the Calgary Tower's night lights. Welcome to one of Calgary's newest and best built high rise condos with concierge, the Evolution. This unit is practically brand new because it was only ever lived in for approximately 2 weeks a year, since it was built. A large and refined two bedroom, two bathroom end corner unit has beautiful west sunset views, views of the Calgary Tower as well as river views from the large wrap around roof top patio. Perfect for entertaining, enjoying the sunshine, hosting parties, relaxing on summer nights and bbq-ing while enjoying the sky line from this private roof top patio. This open concept unit boasts spacious dining, living, lounging and kitchen areas with a granite natural stone island that provides lots of extra counter space for cooking and dining and top of line appliances and accessories such as a Jenn-Air gas stove and brand new Frigidaire fridge. The two good sized bedrooms face west, over looking the city and horizon and are complemented by their own exquisite bathrooms. The master has his and her closets and a beautiful spa like five piece en-suite with over sized soaker tub for relaxing and rejuvenating. With many built ins, upgrades, fine finishings, in suite laundry, two parking stalls and storage, this unit has it all. The common areas also provide for an additional roof top garden area with dining and lounging areas equipped with bbq, a party / recreation room with pool table and full kitchen. Across the hall from the party room is the fitness room with many new workout machines and sauna. Call to book your private viewing of the East Village's Evolution today!

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