

2103, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2298728



## \$500,000

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,005
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Property is Sold "As Is Where Is"

Welcome to the 21st floor of Evolution, where elevated living meets modern design in the heart of the city. This spacious 1,121 sqft unit offers a functional layout with a versatile front den that is perfect for a home office or flex space and the convenience of in-suite laundry. The kitchen is thoughtfully designed with granite countertops and a full-height granite backsplash, under-cabinet lighting, two-toned cabinetry, and a eating bar. The dining area is bathed in natural light, while the expansive living room offers flexibility to accommodate a variety of furniture options. Enjoy stunning northeast-facing views of the Bow River, along with breathtaking sunrises that fill the home with natural light creating a bright and inviting atmosphere throughout the day. The primary bedroom features a walkthrough closet leading to a stunning 5-piece ensuite complete with heated floors, dual sinks, granite countertops, a soaker tub, and a 10mm glass shower. The second bedroom is generously sized with ample closet space, and the additional 3-piece bathroom also includes heated floors, granite counters, and a 10mm glass shower. Residents of Evolution enjoy premium amenities located on the second floor, including a fully equipped fitness centre, sauna, party room, and rooftop patio. This unit includes one assigned underground parking stall and a storage locker.