

2704, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2301988



## \$590,000

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,086
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Exceptional and stunning three-view panorama from the 27th floor, showcasing the Mountain, Bow River, and Downtown skyline. This luxurious, generously proportioned two-bedroom, two-bath residence offers an open-concept 1,200+ SF of living space with floor-to-ceiling glass that reveals dramatic vistas throughout the day. The morning sun pours through the east-facing, air-conditioned suite, waking a generous living-dining space that flows into a gourmet kitchen—granite island and backsplash gleaming beside a pantry and top-tier stainless steel appliances, including a five-burner gas stove and under-cabinet lighting. A master retreat awaits with a walk-in closet and a five-piece ensuite warmed by in-floor heating, while a second bedroom offers in-floor heating and convenient laundry with a second bath. This is one of the tower's largest units, with tandem underground parking for two and extra storage. Beyond the walls, the building invites: a gym, steam room, sauna, and a social lounge with a kitchen; a second-level terrace and rooftop garden for al fresco gatherings; 24-hour concierge and ample visitor parking. Step outside to riverfront strolls, parks, C-Train access, a library, Superstore, and a chef's lineup of dining options. An expansive 140+ SF east-facing balcony frames panoramic views, redefining downtown luxury living at its finest. A Schedule "A" must accompany all offers to purchase.