

905, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2195816



## \$489,900

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Downtown East Village  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)   |               |                  |
| <b>Style:</b>    | Apartment-High-Rise (5+)   |               |                  |
| <b>Size:</b>     | 1,054 sq.ft.   | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Additional Parking, Assigned, Heated Garage, Insulated, Parkade, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, In Floor, Electric, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 885 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Metal Siding  | <b>Zoning:</b>    | CC-EMU |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

Welcome to the vibrant community of East Village, where luxury living awaits you in this executive-style suite in the popular Evolution complex. Airy, clean & crisp describes this home starting with the spacious entry. The den has been converted into a walk-in front closet that has custom built-in cabinetry for your convenience. The kitchen featuring S/S appliances, granite countertops, a gas range, plenty of cabinetry and an abundance of counter space. The kitchen is a culinary haven that is open to the dining and living space which are all complimented by floor to ceiling windows. An expansive balcony, providing breathtaking views of both the Bow River and East Village skyline. Picture hosting gatherings against the backdrop of Stampede fireworks or New Year's celebrations. The primary bedroom boasts a generous walk-in closet again with custom built-in cabinetry and a spacious 3-piece en-suite. The second bedroom doubles as an ideal home office which is located just across the hall from the second full bath. Central A/C, heated bathroom floors, in-suite laundry ensure comfort and convenience, not to mention assigned underground parking stalls and storage. Building amenities include a concierge, security desk, 2 fitness rooms, a sauna + steam rooms, a social room with a full kitchen, a rooftop garden patio with BBQs, underground visitor parking and bicycle storage. This property's location is a true gem with a WalkScore of 94 and a BikeScore of 92! Just steps away from The Entertainment District&hellip;, discover the LRT station, Studio Bell (home of the new National Music Centre), the New Arena, St. Patrick's Island, the Riverwalk, Calgary Public Library, restaurants such as Phil & Sebastien Coffee, Sidewalk Citizen Bakery, Superstore, Winners and Shoppers. The convenience is unparalleled. What more could you ask for!!!