

# \$650,000 - 1403, 510 6 Avenue Se, Calgary

MLS® #A2225607

**\$650,000**

2 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.00 Acres

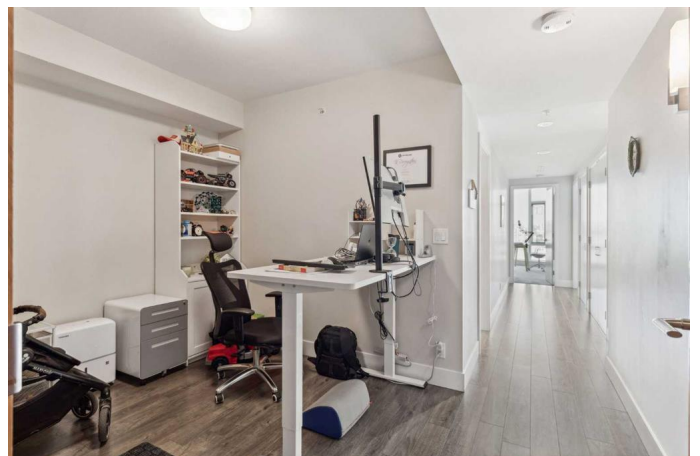
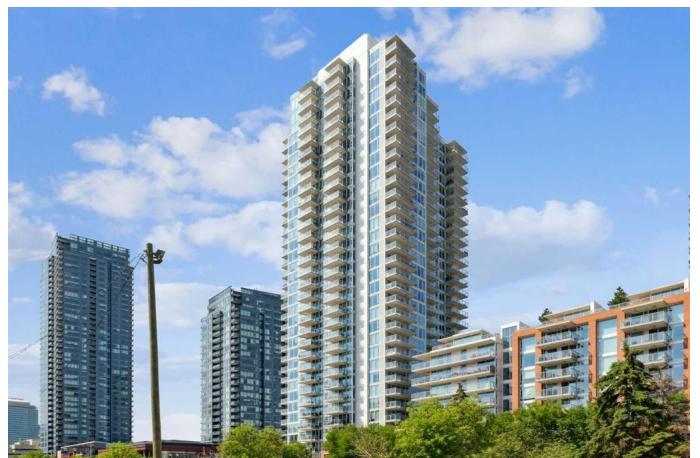
Downtown East Village, Calgary, Alberta

Welcome to this stunning 14th-floor unit in the Evolution Building, situated in the vibrant heart of Downtown East Village. Enjoy breathtaking views of the river valley and city skyline from every angle. This spacious 1,145 sq. ft. home features 2 bedrooms and 2 bathrooms, with floor-to-ceiling windows that flood the living space with natural light.

Step out onto the good-sized balcony, complete with a gas hook-up perfect for year-round BBQs. The kitchen boasts stainless steel appliances, granite countertops, and a stylish backsplash, making it ideal for both everyday living and entertaining. The open living and dining areas provide a perfect backdrop to relax or host guests while taking in the incredible views.

The primary suite offers a serene escape with views of the river valley and city, walk-through closets, and a luxurious 5-piece ensuite with heated floors. The second bedroom is generously sized with north-facing views of the river valley and city, also featuring heated floors for added comfort.

This unit includes two secure, heated underground parking stalls, a dedicated storage locker, and bike storage. The Evolution Tower provides exceptional amenities, including a fully equipped gym, saunas, steam room, concierge service, party room, and an outdoor patio with a BBQ area. Outside, explore everything East Village has to offer – fantastic restaurants, cafes, shopping, and cultural attractions like the



Central Library, National Music Centre, and Stampede Grounds. With easy access to walking and biking trails, transit, and major roadways, this is downtown living at its finest.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225607          |
| Price          | \$650,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,145             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1403, 510 6 Avenue Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0H1               |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Sauna, Storage |
| Parking Spaces | 2                                                                        |
| Parking        | Heated Garage, Parkade                                                   |
| # of Garages   | 2                                                                        |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Double Vanity                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, |

|              |                                    |
|--------------|------------------------------------|
|              | Refrigerator, Washer/Dryer Stacked |
| Heating      | Fan Coil, Forced Air               |
| Cooling      | Central Air                        |
| # of Stories | 34                                 |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | BBQ gas line                  |
| Construction      | Brick, Concrete, Metal Siding |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 66             |
| Zoning         | CC-EMU         |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.