

\$575,000 - 2505, 510 6 Avenue Se, Calgary

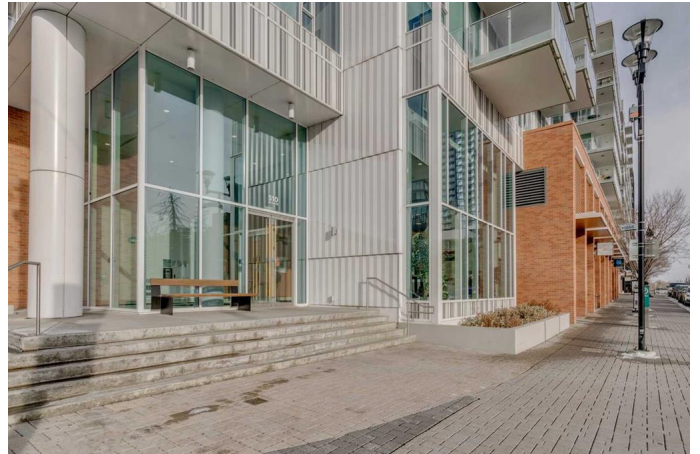
MLS® #A2106698

\$575,000

2 Bedroom, 2.00 Bathroom, 1,008 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to this exceptional 2-bedroom + Den, 2-bathroom executive sub-penthouse unit with amazing views in the pet-friendly Evolution Pulse complex! Positioned on the 25th floor, this residence offers the perfect blend of convenience, an impressive layout, and remarkable views. Step inside and you'll be greeted by a spacious and open floor plan. The well-appointed kitchen boasts a huge island with an eating bar, stainless steel appliances and granite backsplash and countertops. The generously sized living room is enhanced by spectacular views through a wall of windows, creating an inviting atmosphere for relaxation. The adjacent dining area seamlessly connects these spaces. The primary bedroom serves as a comfortable retreat, complete with a 4-piece ensuite bathroom. The spacious second bedroom is thoughtfully located near the 3-piece main bathroom. Practicality meets style with a large office/den area as well as an in-unit laundry area. A notable feature of this unit is the expansive balcony that overlooks the river valley and the city. Building amenities include a concierge and 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 you'll discover the LRT station, the National Music Center, the New Arena and Entertainment District, St. Patrick's



Island, the river pathway, restaurants, shopping and tons of amenities. The convenience is unparalleled. What more could you ask for? Don't miss this opportunity - schedule your private viewing today and experience the exceptional lifestyle this property offers.

Built in 2016

Essential Information

MLS® #	A2106698
Price	\$575,000
Sold Price	\$542,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2505, 510 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1L7

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, See Remarks
Appliances	See Remarks
Heating	Fan Coil, Heat Pump
Cooling	Central Air
# of Stories	34

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete, Metal Siding

Additional Information

Date Listed	March 12th, 2024
Date Sold	May 6th, 2024
Days on Market	55
Zoning	CC-EMU
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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