

\$534,990 - 1503, 510 6 Avenue Se, Calgary

MLS® #A2112881

\$534,990

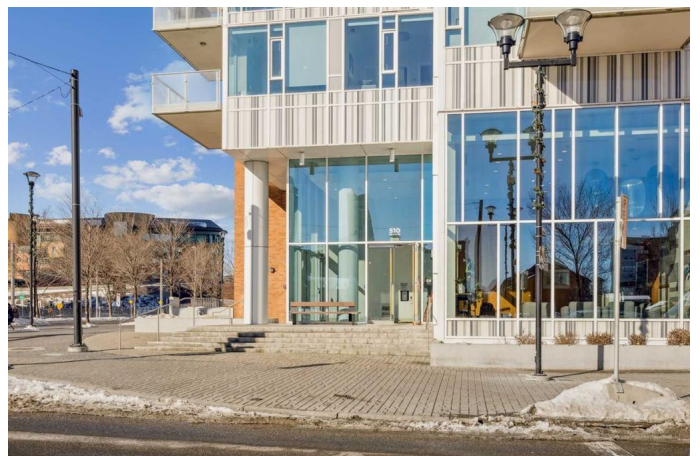
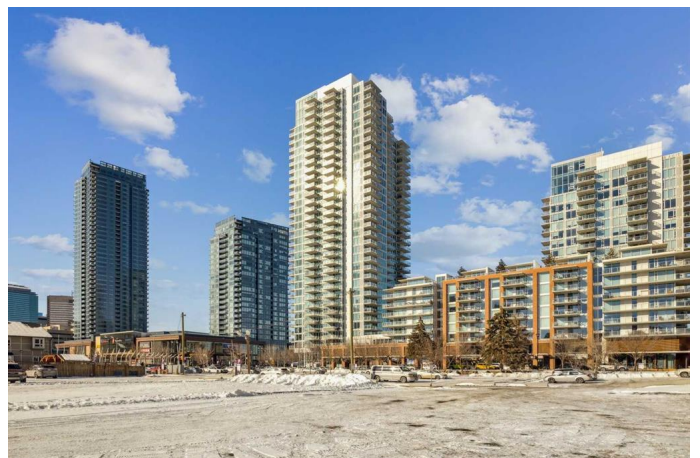
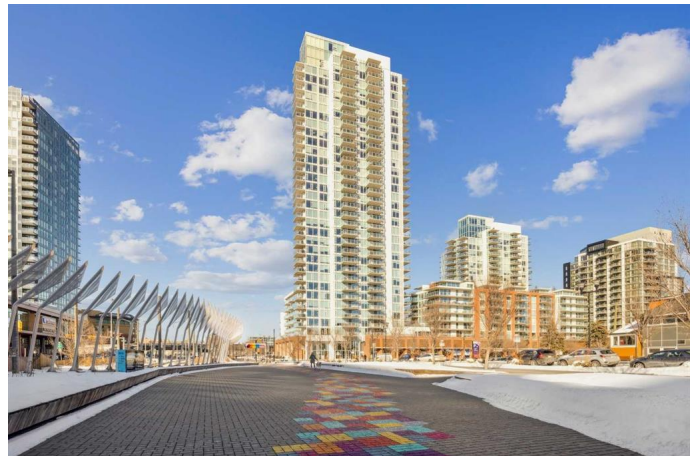
2 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to the pinnacle of urban living! Step into this impeccably designed, 1112 sqft corner unit condo located on 15th floor with Two Bed Two Bath plus Den, that's not just a home—it's an Evolution experience in heart of downtown east village! Picture yourself basking in the glow of natural light dancing off sleek stainless-steel appliances and polished granite countertops in this spacious open floor plan. The kitchen, a hub of culinary delight with its practical island, sets the stage for both cooking extravaganzas and heart-to-heart conversations. Feel the tranquility wash over you as you enter the oversized master bedroom, a haven of peace accompanied by a luxurious en-suite bathroom. And let's not forget the equally inviting second bedroom, perfect for family or guests, offering flexibility and comfort along with a spacious Den to call it a home office!

But the magic doesn't stop there! This gem boasts lots of natural light with the floor to ceiling windows, full-size in-suite washer/dryer for added convenience and an outdoor area that's tailor-made for entertaining. And oh, the views! Imagine sipping your morning coffee on your expansive private balcony, soaking in breathtaking vistas of river path, and city skyline. And talk about location! You're not just close to shopping centers and parks, but a stone's throw away from an array of restaurants, C-train transportation, supermarket, and even a library—catering to



every aspect of your lifestyle. Evolution offers the full-time concierge, fitness center, sauna, steam room, social lounge, and garden oasis!

Investors, take note! This property isnâ€™t just a dream home; itâ€™s a lucrative investment for potential rental income. And for those ready to move in, this space is eagerly waiting for new memories to be made, with its serene exclusive balcony and ample room for gatherings. Itâ€™s vacant and waiting for you to make it your own, allowing for immediate possession. Come, seize the opportunity to step into this world of comfort, convenience, and endless possibilities. Your urban oasis awaits!

Built in 2016

Essential Information

MLS® #	A2112881
Price	\$534,990
Sold Price	\$522,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1503, 510 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 1L7

Amenities

Amenities Elevator(s), Fitness Center, Game Court Interior, Party Room, Picnic Area, Recreation Facilities, Roof Deck, Sauna, Secured Parking

Parking Spaces 1

Parking Assigned, Secured, Underground

Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating In Floor

Cooling Central Air

of Stories 34

Exterior

Exterior Features Balcony

Roof Membrane

Construction Brick, Concrete, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2024

Date Sold June 18th, 2024

Days on Market 102

Zoning CC-EMU

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.