



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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2902, 510 6 Avenue SE
Calgary, Alberta

MLS # A2235568



\$599,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,008 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 925
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-EMU
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

Elevated Living in Downtown East Village – Evolution Condo with Iconic Views Welcome to luxury living at its finest in the heart of Downtown East Village. This exceptional 2-bedroom, 2-bathroom residence in the prestigious Evolution building offers a perfect fusion of modern design, comfort, and convenience. From the moment you step inside, you're greeted by a space that feels like a designer show suite—every detail thoughtfully curated to elevate your lifestyle. Expansive floor-to-ceiling windows flood the home with natural light and showcase stunning views of the Bow River, downtown skyline, and distant mountains. The open-concept layout flows effortlessly between the living, dining, and kitchen areas—ideal for entertaining or unwinding. The gourmet kitchen is a chef's dream, featuring granite countertops, a gas range, stainless steel appliances, and a stylish breakfast bar for casual dining. Retreat to the spacious primary suite, complete with a walk-through closet and a spa-inspired 5-piece ensuite featuring double sinks, granite vanity, a soaker tub, and a separate shower. The second bedroom offers generous closet space and sits adjacent to a sleek 3-piece bathroom—perfect for guests or a home office. Enjoy the comfort of heated floors throughout, plus the convenience of in-suite laundry. Step out onto your northwest-facing balcony with a built-in BBQ gas line—ideal for evening gatherings or quiet moments overlooking the city. Additional features include tandem underground parking and a secure storage locker. Residents of Evolution enjoy access to premium amenities: a state-of-the-art fitness center with sauna and steam room, a party room, rooftop patio with dual BBQ stations, central air conditioning, and 24-hour concierge service. Perfectly located, this building offers easy access to

shopping, dining, entertainment, and public transit. The Bow River Pathway is just steps away, offering endless opportunities for walking, jogging, and cycling. Plus, enjoy the newly opened "The Open" facility featuring pickleball courts and washrooms—adding even more lifestyle perks to your doorstep. This is more than a condo—it's a lifestyle of elegance, energy, and breathtaking views. Don't miss your chance to call this extraordinary property home.