



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

507, 560 6 Avenue SE  
Calgary, Alberta

MLS # A2245762



**\$464,500**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown East Village              |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,015 sq.ft.                       | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

**Heating:** Fan Coil, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Rubber

**Basement:** -

**Exterior:** Brick, Composite Siding, Concrete, Metal Siding

**Foundation:** -

**Features:** Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 885

**LLD:** -

**Zoning:** CC-EMU

**Utilities:** -

**Inclusions:** Murphy bed

Stunning End-Unit, 2-Bed, 2-Bath Condo. Welcome to the Evolution, a sought-after residence in the heart of East Village. This exquisite 5th-floor corner unit offers a thoughtfully designed layout, providing both style and functionality. Enjoy breathtaking views of the landscaped courtyard and the Bow River beyond, while the floor-to-ceiling windows fill the space with an abundance of natural light. The chef-inspired kitchen is a true standout, featuring a large central island, ample cabinetry, premium upgraded appliances, granite countertops, and a convenient hallway pantry for extra storage. The open-concept living and dining areas flow seamlessly, creating an inviting space perfect for entertaining or relaxing. The spacious primary bedroom is a private retreat, offering a walk-through built-in wardrobe closet that leads to an indulgent 5-piece ensuite, complete with a deep soaker tub and an elegant glass-enclosed shower. The second bedroom is equally impressive, located on the opposite side of the condo to ensure optimal privacy. It features a well-sized step-in closet and a sleek, modern Murphy bed to comfortably host guests. A beautifully appointed ensuite 4-piece bathroom is which you can access from the bedroom or the hallway. Central A/C ensures a comfortable atmosphere on warm summer days, while the oversized balcony offers a perfect spot to unwind and take in the views. The in-suite laundry features a generously sized washer and dryer for convenience, and additional storage is available with your private locker on the main floor. The building is well-maintained and features impressive amenities, including concierge service, two fully equipped gyms with dry and steam saunas, a party lounge, and lush rooftop gardens. Located in one of Calgary's most vibrant neighbourhoods, the Evolution offers easy access to bike/walking paths, the

C-train, and is just moments away from Inglewood, the Bell Studio, and the Calgary Public Library. Embrace the ultimate urban lifestyle with dining, shopping, and entertainment options just outside your door.