



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

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2103, 510 6 Avenue SE
Calgary, Alberta

MLS # A2196009



\$505,000

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,005
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities		
Inclusions:	n/a		

Stunning 2-bed, 2-bath corner unit in prestigious Evolution tower offers breathtaking north-facing views of the Bow River from the 21st floor. This bright 1,122 sq ft residence features an expansive patio perfect for outdoor living and entertaining. The modern interior showcases granite countertops, laminate flooring throughout, and in-suite laundry. Located in vibrant East Village, enjoy immediate access to riverside pathways, dog parks, shopping, and diverse dining options. Building amenities include concierge service, state-of-the-art fitness center, sauna, steam room, secure underground parking, and visitor parking. Experience luxurious urban living in a quiet, premium location that puts Calgary's best attractions at your doorstep. Perfect for investors or end users - current tenant wishes to remain but lease ending soon offers flexibility for either investment opportunity or personal occupancy.