

# \$434,900 - 309, 510 6 Avenue Se, Calgary

MLS® #A2250363

**\$434,900**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to your urban sanctuary in the vibrant heart of East Village! This modern 2-bedroom, 2-bathroom suite the Evolution building is a perfect fit for both first-time buyers seeking a dynamic lifestyle and savvy investors eyeing a prime downtown asset. This is a space where style meets function. The bright, open-concept layout is framed by floor-to-ceiling windows that fill the home with natural light. The contemporary kitchen features a gas range, granite countertops, and stainless steel appliances—perfect for a quick meal or a gourmet dinner. Both bathrooms offer the luxury of heated floors, while the primary ensuite boasts dual sinks and a separate tub and shower. Central A/C, in-suite laundry, and secure underground parking and storage add to the low-maintenance appeal. Beyond your door, a world of premium amenities awaits. Residents enjoy a 24/7 concierge, a fitness facility with sauna and steam rooms, a social lounge, and a rooftop patio with BBQs—all designed for a life of convenience and relaxation.

With a Walk Score of 94, East Village is your playground. Stroll to the Bow River pathways, the Central Library, Studio Bell, and an array of shops, cafes, and restaurants. The C-Train and Superstore are just a few steps away, making daily errands a breeze.

This is more than a condo—it's a smart investment in a thriving, walkable community. Don't miss this opportunity to own a piece of Calgary's most exciting neighbourhood!



Built in 2016

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250363          |
| Price          | \$434,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 872               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 309, 510 6 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1L7               |

## Amenities

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Fitness Center, Party Room, Recreation Facilities, Recreation Room, Secured Parking |
| Parking Spaces | 1                                                                                                                                               |
| Parking        | Assigned, Parkade                                                                                                                               |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Vinyl Windows                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Washer/Dryer, Window Coverings, Garburator, Gas Stove |
| Heating           | In Floor, Fan Coil                                                                                             |
| Cooling           | Central Air                                                                                                    |
| # of Stories      | 33                                                                                                             |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 59                |
| Zoning         | CC-EMU            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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