

# \$449,900 - 309, 510 6 Avenue Se, Calgary

MLS® #A2250363

## \$449,900

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	\$449,900
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), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade

## Interior

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

## Exterior

Exterior Features	Balcony
Construction	Concrete

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	CC-EMU

**Listing Details**

Listing Office	The Real Estate District
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