

# \$449,000 - 311, 510 6 Avenue Se, Calgary

MLS® #A2186756

**\$449,000**

2 Bedroom, 2.00 Bathroom, 875 sqft

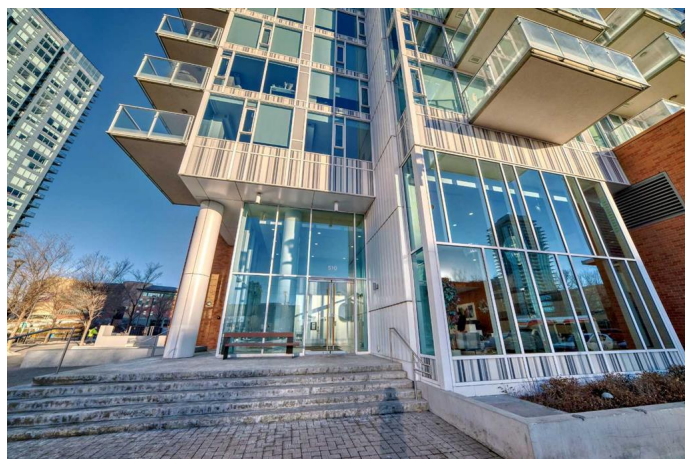
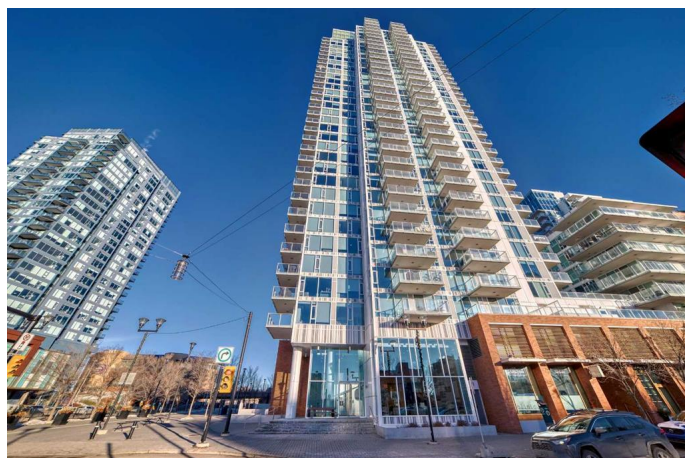
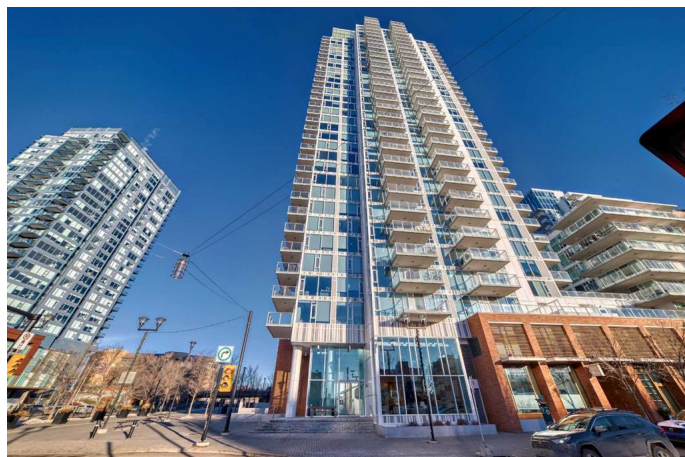
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

This gorgeous two-bedroom unit in Embassy Bossa's Evolution offers breathtaking views and is located in the Downtown East Village. It perfectly blends unique charm with easy downtown access, featuring underground parking and a short walk to local amenities. You'll find cafes, pubs, fine dining, the river path, parks, and the LRT just steps away. The open-concept kitchen shines with floor-to-ceiling windows showcasing the stunning Bow River Valley and downtown skyline, complete with a 12-foot island, stainless steel appliances, and granite countertops. Spacious living and dining areas open up to large balconies, while the master bedroom includes ample closet space and a luxurious 5-piece ensuite. The second bedroom is also roomy, making it great for guests or a home office. The outdoor space is perfect for enjoying your morning coffee or unwinding with a glass of wine while taking in the incredible views. Whether you're hosting friends or relaxing alone, the balcony is ideal for alfresco dining. Plus, there are lovely common areas with accessible BBQs and dining options, both indoors and outdoors. Additional amenities include exercise facilities, a sauna, and a steam room. Contact us today to schedule a private viewing and experience the allure of this stunning East End residence.

Built in 2016

## Essential Information



MLS® #	A2186756
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	875
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	311, 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, Playground, Party Room, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	Central Air

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Metal Siding

### Additional Information

Date Listed	January 10th, 2025
Days on Market	116
Zoning	CC-EMU

## **Listing Details**

Listing Office	CIR Realty
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