

# \$459,900 - 1104, 510 6 Avenue Se, Calgary

MLS® #A2240893

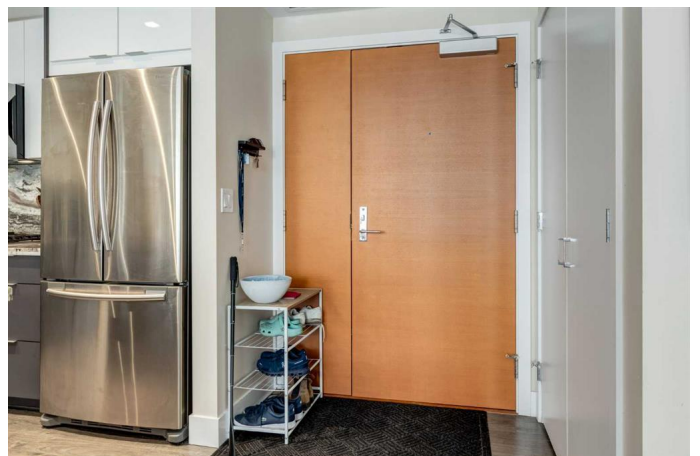
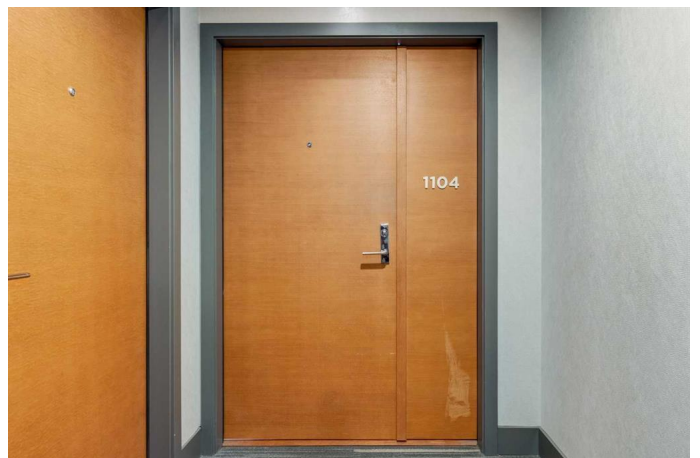
**\$459,900**

2 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Luxury Meets Smart Investment in Calgaryâ€™s East Village â€“ Perfect for Investors & First-Time Buyers. Welcome to the heart of East Village, one of Calgaryâ€™s most dynamic and walkable neighbourhoods. This executive-style 2-bedroom, 2-bathroom suite in the sought-after Evolution complex offers exceptional value for both savvy investors and first-time buyers looking for style, comfort, and long-term potential. Bright, modern, and move-in ready, this unit features a spacious, open-concept layout with floor-to-ceiling windows, stainless steel appliances, granite countertops, gas range, and heated bathroom floorsâ€”everything todayâ€™s renter or homeowner is looking for. The primary suite includes a walkthrough closet and the ensuite has dual sinks, tub and shower, while the second bedroomâ€”perfect as a home office or guest roomâ€”is located near a second full bathroom. Central A/C, in-suite laundry, and underground parking and storage complete the package. Enjoy stunning views of the Bow River. Residents enjoy a premium lifestyle with 24/7 concierge service, fitness facilities, sauna & steam rooms, rooftop patio with BBQs, social lounge, bike storage, and underground visitor parking. With a Walk Score of 94 and Bike Score of 92, you're just steps from the Riverwalk, CTrain, Superstore, New Arena District, Calgary Public Library, Studio Bell, restaurants, cafes, and more. Whether you're entering the market or expanding your portfolio, this is a rare chance



to own a low-maintenance, high-appeal property in one of Calgary's most desirable downtown communities.

Built in 2016

### Essential Information

MLS® #	A2240893
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1104, 510 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0H1

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Sauna, Service Elevator(s)
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, In Floor
Cooling	Central Air
# of Stories	32

## Exterior

Exterior Features	Storage
Roof	Tar/Gravel
Construction	Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	9
Zoning	CC-EMU

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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