



# 510 6 Avenue Calgary Alberta

\$405,000

Welcome to this highly sought after A2 floorpan! Prepare to be captivated by this extraordinary, rare, upgraded 1-bedroom plus den condominium boasting an exceptional layout with over 730 square feet of luxurious living space in a high quality, quiet, pet-friendly popular Evolution concrete building. As you step inside, you'll immediately notice the wide open and welcoming space, very different from other 1 bdrm layouts in the building. The span of west facing windows frames the picturesque downtown view perfectly from dining room to bdrm. You'll love the tall 9 ft ceilings, modern aesthetic, high quality flooring. Prepare gourmet meals in the chef-inspired kitchen—it's a culinary paradise with solid modern cabinets, a large granite island with seating, high-end stainless steel appliances with gas cooking, loads of counter + cabinet space and extra storage! Enjoy the inviting living room where you can relax and enjoy the views and a spacious formal dining room that allows for a full sized dining table perfect for entertaining. The primary bedroom is a private sanctuary, boasting a large closet and views of the dt skyline, conveniently located next to the hotel inspired 4-piece bathroom with upgraded fixtures, with a deep soaker tub and granite counters! A huge bonus is the fabulous den area that provides the perfect space for an office or other versatile configurations. The unit also includes in-suite laundry and plenty of in-suite storage along with additional lower storage. This 1-bedroom, 1-bathroom apartment, plus den also comes with a secured underground heated parking stall, 24 concierge and is in the heart of East Village. The west-facing large balcony offers amazing views of the Calgary Skyline and Bow River—just wait until you see these views at night! Hip eateries, indie music venues, galleries, and clothing stores fill converted warehouses and new dev...

Living room 13.92 Ft x 10.50 Ft

Kitchen 9.50 Ft x 7.92 Ft

Dining room 13.92 Ft x 10.50 Ft

Primary Bedroom 11.42 Ft x 9.42 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Other 19.33 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca