



## 510 6 Avenue Calgary Alberta

\$470,000

Welcome to the 21st floor of Evolution, where elevated living meets modern design in the heart of the city. This spacious 1,121 sqft unit offers a functional layout with a versatile front den that is perfect for a home office or flex space and the convenience of in-suite laundry. The kitchen is thoughtfully designed with granite countertops and a full-height granite backsplash, under-cabinet lighting, two-toned cabinetry, and a eating bar. The dining area is bathed in natural light, while the expansive living room offers flexibility to accommodate a variety of furniture options. Enjoy stunning northeast-facing views of the Bow River, along with breathtaking sunrises that fill the home with natural light creating a bright and inviting atmosphere throughout the day. The primary bedroom features a walkthrough closet leading to a stunning 5-piece ensuite complete with heated floors, dual sinks, granite countertops, a soaker tub, and a 10mm glass shower. The second bedroom is generously sized with ample closet space, and the additional 3-piece bathroom also includes heated floors, granite counters, and a 10mm glass shower. Residents of Evolution enjoy premium amenities located on the second floor, including a fully equipped fitness centre, sauna, party room, and rooftop patio. This unit includes one assigned underground parking stall and a storage locker. (id:6769)

Kitchen 8.67 Ft x 12.33 Ft

Dining room 11.17 Ft x 12.33 Ft

Living room 13.92 Ft x 14.58 Ft

Primary Bedroom 11.58 Ft x 17.67 Ft

Bedroom 9.33 Ft x 14.92 Ft

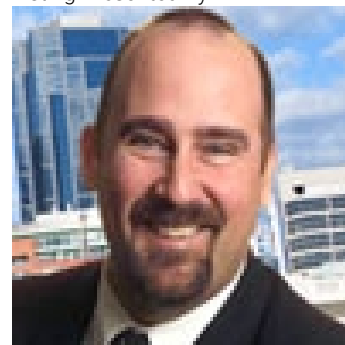
Den 12.00 Ft x 8.92 Ft

Laundry room 3.00 Ft x 3.00 Ft

5pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.charlenemartindale.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)