

# \$444,000 - 309, 510 6 Avenue Se, Calgary

MLS® #A2250363

**\$444,000**

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          | \$444,000         |
| 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 | 40                |
| Zoning         | CC-EMU            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.