

**305, 560 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2134913**



**\$439,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	781 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Carport, Converted Garage, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 684
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** none

Welcome to this two-bedroom, two-bathroom condominium No pets and no smokers End unit located at the prestigious Evolution building in the vibrant heart of Calgary's East Village. This elegant residence offers an unmatched executive living experience in one of the city's most sought-after locales. Upon entry, you'll encounter an open-concept living area. The abundance of floor-to-ceiling windows bathes the space in natural light, accentuating the beauty of the surrounding riverfront landscape. The modern kitchen is a chef's delight, featuring upgraded high-end stainless steel appliances, sleek Corian countertops, ample cabinetry, and gas stove. The condo encompasses two generously sized bedrooms, each with large closets and floor-to-ceiling windows offering fantastic river and city views along with ample natural sunlight. The primary bedroom includes a 4-piece ensuite bathroom, complete with a luxurious bathtub, and elegant fixtures. Situated in The East Village, one of Calgary's most upscale, trendy, and vibrant neighborhoods, this condo offers an unparalleled urban living experience amidst natural beauty. The community is renowned for its dynamic arts scene, lively entertainment options, and a variety of restaurants, cafes, and boutique shops. The Bow River pathway system is at your doorstep, inviting exploration of scenic trails and participation in outdoor activities. With easy access to public transportation and major roadways, the entire city becomes easily accessible. The building offers exceptional amenities, including Concierge Services & 24hr Security, a Party Room, TWO Fitness Facilities, Sauna and Steam Room, Roof Deck with BBQ Area & Garden Lounge.