

207, 510 6 Avenue SE
Calgary, Alberta

MLS # A2170463



\$639,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,055 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Double Vanity, Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 885

LLD: -

Zoning: CC-EMU

Utilities: -

Inclusions: N/A

Welcome to unit #207 in the Pulse Tower at Evolution! Located in Calgary's sought after East Village, this well-appointed, corner unit comes with 2 underground parking stalls and has a massive 390sqft patio overlooking the Bow River. The moment you step inside you will fall in love with luxurious finishes, the open layout, high ceilings and fabulous river/city views, from your floor to ceiling windows. This unit has two spacious bedrooms; The primary with stunning views, dual closets and a 5-piece ensuite, with heated floors, granite counter tops, and a sperate bath and shower. The guest bedroom is great for company and even has a Jack and Jill entrance to the 4-piece bathroom. The kitchen is a chef's dream, filled stainless steel appliances and a Jenn-Air gas range and microwave hood fan. It has two toned cabinetry, a large kitchen island with breakfast bar, finished off with beautiful granite countertops and a custom California closet system in the pantry. The living space has plenty of room for family/friends and offers a tranquil setting. Again, you are surrounded by floor to ceiling windows and great views. This unit has in suite laundry, a great work/desk space, AC, 3 thermostats for custom climate control throughout the unit and a storage bay in the parkade. The large patio is perfect for morning, afternoon or evening hangouts, comes equipped with a gas line for your BBQ and built in lighting. The Evolution also comes with some great amenities, including a fitness center, a sauna and steam room, a lounge with a full kitchen, concierge and a full-time security desk. There is also a large courtyard with shared BBQs, visitor parking and bicycle storage. You are also close to the Bow River pathways, restaurants, coffee shops, the Central Library, Studio Bell, Fort Calgary, and the Superstore. Come and see all this Property, The Evolution and East Village

has to offer! It will not disappoint!