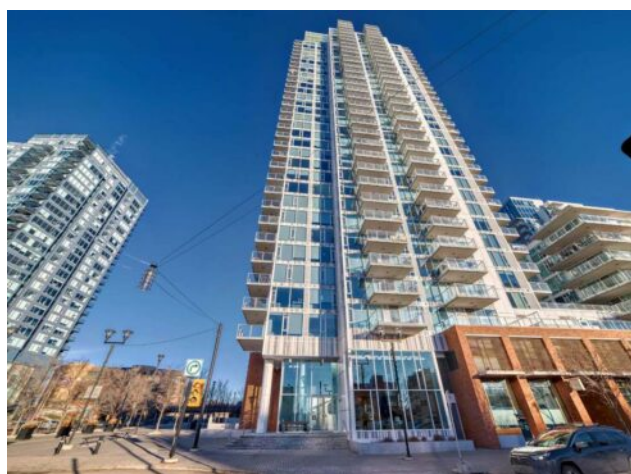


311, 510 6 Avenue SE
Calgary, Alberta

MLS # A2186756



\$449,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	875 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 764
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

This gorgeous two-bedroom unit in Embassy Bossa's Evolution offers breathtaking views and is located in the Downtown East Village. It perfectly blends unique charm with easy downtown access, featuring underground parking and a short walk to local amenities. You'll find cafes, pubs, fine dining, the river path, parks, and the LRT just steps away. The open-concept kitchen shines with floor-to-ceiling windows showcasing the stunning Bow River Valley and downtown skyline, complete with a 12-foot island, stainless steel appliances, and granite countertops. Spacious living and dining areas open up to large balconies, while the master bedroom includes ample closet space and a luxurious 5-piece ensuite. The second bedroom is also roomy, making it great for guests or a home office. The outdoor space is perfect for enjoying your morning coffee or unwinding with a glass of wine while taking in the incredible views. Whether you're hosting friends or relaxing alone, the balcony is ideal for alfresco dining. Plus, there are lovely common areas with accessible BBQs and dining options, both indoors and outdoors. Additional amenities include exercise facilities, a sauna, and a steam room. Contact us today to schedule a private viewing and experience the allure of this stunning East End residence.