

# \$449,000 - 311, 510 6 Avenue Se, Calgary

MLS® #A2186756

**\$449,000**

2 Bedroom, 2.00 Bathroom, 875 sqft

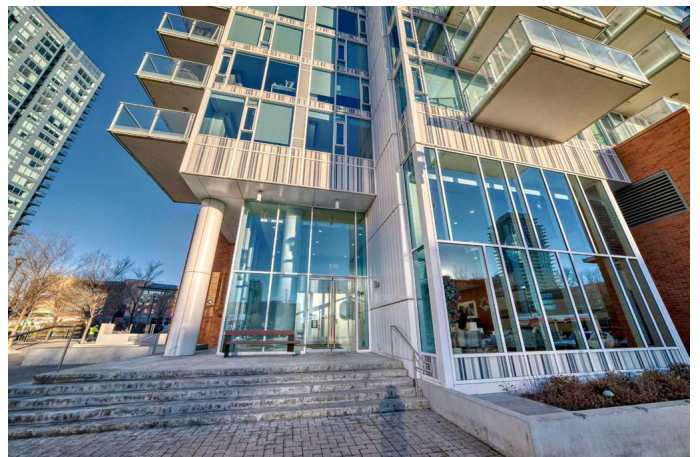
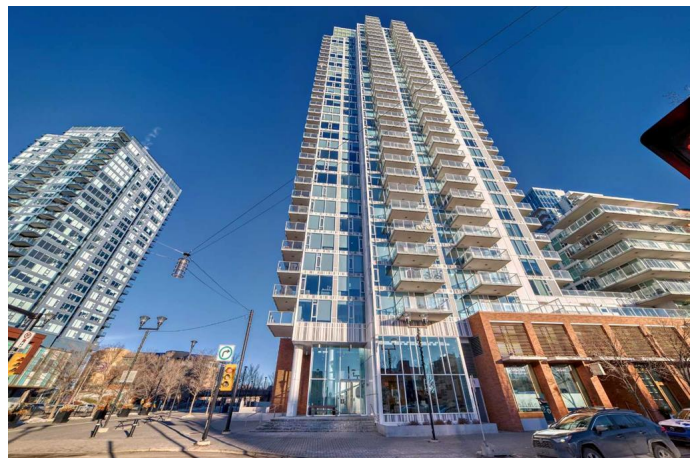
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

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.

Built in 2016

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2186756       |
| Price          | \$449,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 875            |
| Acres          | 0.00           |
| Year Built     | 2016           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 311, 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, Playground, Party Room, Recreation Room, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                |
| Heating           | Boiler  |
| Cooling           | Central Air   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, BBQ gas line         |
| Construction      | Brick, Concrete, Metal Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 109                |
| Zoning         | CC-EMU             |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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