

# \$464,500 - 507, 560 6 Avenue Se, Calgary

MLS® #A2245762

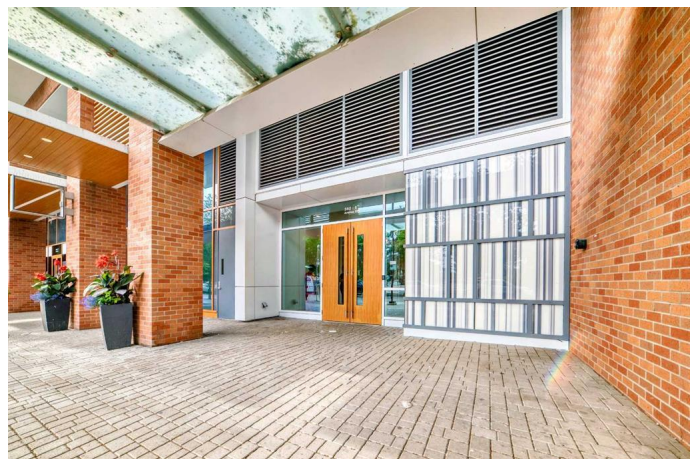
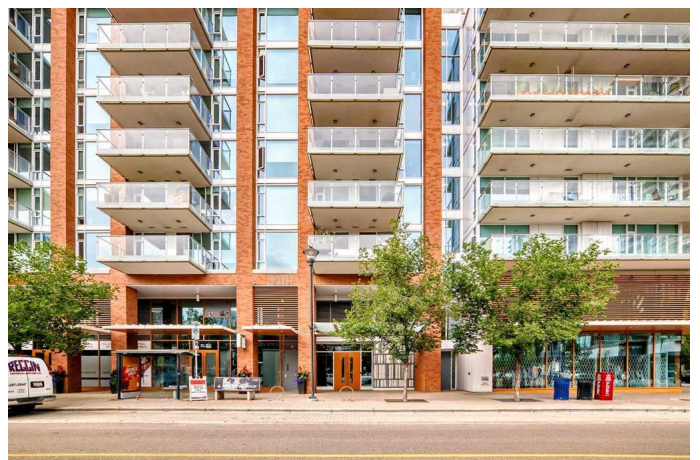
**\$464,500**

2 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Stunning End-Unit, 2-Bed, 2-Bath Condo. Welcome to the Evolution, a sought-after residence in the heart of East Village. This exquisite 5th-floor corner unit offers a thoughtfully designed layout, providing both style and functionality. Enjoy breathtaking views of the landscaped courtyard and the Bow River beyond, while the floor-to-ceiling windows fill the space with an abundance of natural light. The chef-inspired kitchen is a true standout, featuring a large central island, ample cabinetry, premium upgraded appliances, granite countertops, and a convenient hallway pantry for extra storage. The open-concept living and dining areas flow seamlessly, creating an inviting space perfect for entertaining or relaxing. The spacious primary bedroom is a private retreat, offering a walk-through built-in wardrobe closet that leads to an indulgent 5-piece ensuite, complete with a deep soaker tub and an elegant glass-enclosed shower. The second bedroom is equally impressive, located on the opposite side of the condo to ensure optimal privacy. It features a well-sized step-in closet and a sleek, modern Murphy bed to comfortably host guests. A beautifully appointed ensuite 4-piece bathroom is which you can access from the bedroom or the hallway. Central A/C ensures a comfortable atmosphere on warm summer days, while the oversized balcony offers a perfect spot to unwind and take in the views. The in-suite laundry features a generously sized washer



and dryer for convenience, and additional storage is available with your private locker on the main floor. The building is well-maintained and features impressive amenities, including concierge service, two fully equipped gyms with dry and steam saunas, a party lounge, and lush rooftop gardens. Located in one of Calgary's most vibrant neighbourhoods, the Evolution offers easy access to bike/walking paths, the C-train, and is just moments away from Inglewood, the Bell Studio, and the Calgary Public Library. Embrace the ultimate urban lifestyle with dining, shopping, and entertainment options just outside your door.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245762          |
| Price          | \$464,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,015             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 507, 560 6 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1K7               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Roof Deck, Secured Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Parkade, Underground                                                |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer           |
| Heating           | Natural Gas, Fan Coil                                                           |
| Cooling           | Central Air                                                                     |
| # of Stories      | 8                                                                               |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony                                         |
| Roof              | Rubber                                          |
| Construction      | Brick, Composite Siding, Concrete, Metal Siding |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 4                |
| Zoning         | CC-EMU           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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