# \$415,000 - 405, 560 6 Avenue Se, Calgary

MLS® #A2220070

### \$415,000

2 Bedroom, 2.00 Bathroom, 763 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to this stunning two-bedroom, two-bathroom condominium in the prestigious Evolution building, located in the vibrant heart of Calgary's East Village. This elegant residence offers an exceptional executive living experience in one of the city's most sought-after communities.

Upon entry, you're greeted by a spacious open-concept layout filled with natural light from floor-to-ceiling windows, offering spectacular city views, and even a front-row seat to Calgary Stampede fireworks right from your living room or balcony. The modern chef's kitchen features upgraded high-end stainless steel appliances, a gas stove, and ample cabinetryâ€"ideal for both entertaining and daily living.

This unit includes two generously sized bedrooms with large closets and expansive windows. The primary suite boasts a 4-piece ensuite with a luxurious soaker tub and elegant fixtures. The 2nd full bathroom is thoughtfully designed for guests or shared living. Additional in-unit upgrades include: New dryer (2022), New toilets (2022), New dishwasher (2022) and New modern flooring throughout (2022).

Residents enjoy an array of premium amenities, including equipped fitness centres, Sauna and Steam Room, a stylish party lounge, and a rooftop garden terrace with BBQ areaâ€"perfect for summer gatherings. This







pet-friendly building is also just steps from an off-leash dog park and the Bow River pathway system, offering the perfect blend of urban convenience and natural beauty.

Situated in one of Calgary's most trendy, walkable, and connected neighborhoods, the East Village provides unmatched access to cafés, restaurants, art venues, parks, and public transit. With everything at your doorstep, this property is a rare opportunity to live, work, and play in style.

#### Built in 2015

#### **Essential Information**

MLS® # A2220070 Price \$415,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 763
Acres 0.00

Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 405, 560 6 Avenue Se Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G 1K7

## **Amenities**

Amenities Clubhouse, Community Gardens

Parking Spaces

Parking Parkade, Underground

#### Interior

Interior Features Kitchen Island, Laminate Counters, No Animal Home, No Smoking

Home, Open Floorplan, Smart Home

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer,

Window Coverings

Heating Forced Air Cooling Central Air

# of Stories 5

Basement None

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete

#### **Additional Information**

Date Listed May 16th, 2025

Days on Market 32

Zoning CC-EMU

## **Listing Details**

Listing Office Top Producer Realty and Property Management

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