

**405, 560 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2220070**



**\$415,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	763 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 684
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Smart Home		

**Inclusions:** N/A

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 cabinetry—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, a stylish party lounge, and a rooftop garden terrace with BBQ area—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.