

# \$465,000 - 307, 560 6 Avenue Se, Calgary

MLS® #A2195859

**\$465,000**

2 Bedroom, 2.00 Bathroom, 1,004 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

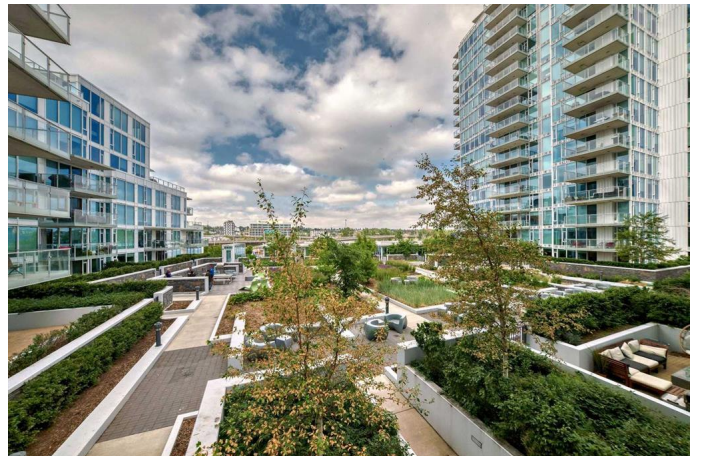
Exquisite End Unit backing onto the 2nd Floor's roof-top Courtyard like your Private backyard! Luxury Condo Living in East Village with central AC, Fitness Centre & building Concierge. The Evolution Fuse Mid-Rise: a fresh urban lifestyle surrounded by endless amenities & daily conveniences, including Riverwalk just steps away. A collection of spacious & bright living spaces for this (Twin Masters) 2-bedrooms, 2 full baths (both with heated floor), and 470+ SF exclusive use balcony (ideal for gathering / business or small Group's Church functions). Unit with flat ceiling and use of multiple pot lights in Kitchen featuring granite counter-top, high-end appliances, & undermounted dual sinks! Amenities Centre on 2nd floor with 2 gyms, sauna / steam room / shower, party room and outdoor patio / courtyard space & BBQ grills! Relaxing living style nested for professionals / semi-retired / seniors (short stairways during fire drill), double ups or a sharing roommate, as walking distance to C-Train / Chinatown, and easy access to everywhere. Tour to visualize the feeling "Unit could be talking to you & that's sweet home. Realtors please note Private Remarks!

Built in 2016

## Essential Information

MLS® #

A2195859



Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	307, 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, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	Central Air
# of Stories	8

### Exterior

Exterior Features	Balcony, Courtyard
Roof	See Remarks
Construction	Brick, Concrete

### Additional Information

Date Listed	February 22nd, 2025
Days on Market	45
Zoning	CC-EMU

### **Listing Details**

Listing Office	Grand Realty
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