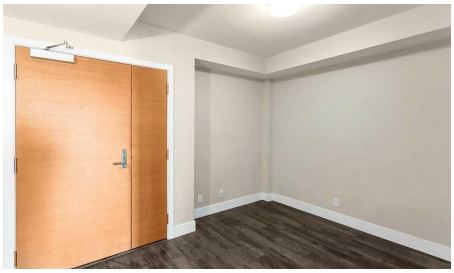
2103 510 6 Avenue SE

Calgary | Active | MLS® A2298728

$470,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**1,121 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to the 21st floor of Evolution, where elevated living meets modern design in the heart of the city. This spacious 1,121 sqft unit offers a functional layout with a versatile front den that is perfect for a home office or flex space and the convenience of in-suite laundry. The kitchen is thoughtfully designed with granite countertops and a full-height granite backsplash, under-cabinet lighting, two-toned cabinetry, and a eating bar. The dining area is bathed in natural light, while the expansive living room offers flexibility to accommodate a variety of furniture options. Enjoy stunning northeast-facing views of the Bow River, along with breathtaking sunrises that fill the home with natural light creating a bright and inviting atmosphere throughout the day. The primary bedroom features a walkthrough closet leading to a stunning 5-piece ensuite complete with heated floors, dual sinks, granite countertops, a soaker tub, and a 10mm glass shower. The second bedroom is generously sized with ample closet space, and the additional 3-piece bathroom also includes heated floors, granite counters, and a 10mm glass shower. Residents of Evolution enjoy premium amenities located on the second floor, including a fully equipped fitness centre, sauna, party room, and rooftop patio. This unit includes one assigned underground parking stall and a storage locker.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2298728
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,121 sq. ft.
Condo Fee:	$1,005.32

Condo Fee Includes:	Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	21
Stories Total:	32
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1512254
Heating:	Central
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Assigned, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Evolution
Community:	Downtown East Village
Amenities:	Fitness Center, Parking, Party Room, Recreation Room, Sauna, Trash, Visitor Parking
Appliances:	Other
Inclusions:	Property is Sold "As Is Where Is"
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'4" × 8'8" ·
Main Floor	Dining Room · 12'4" × 11'2" ·
Main Floor	Living Room · 14'7" × 13'11" ·
Main Floor	Bedroom - Primary · 17'8" × 11'7" ·
Main Floor	Bedroom · 14'11" × 9'4" ·
Main Floor	Den · 12' × 8'11" ·
Main Floor	Laundry · 3' × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Other

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-EMU
Listed Date:	Apr 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2103-510-6-avenue-se-calgary-a2298728/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.