

# \$795,000 - 406, 510 6 Avenue Se, Calgary

MLS® #A2211568

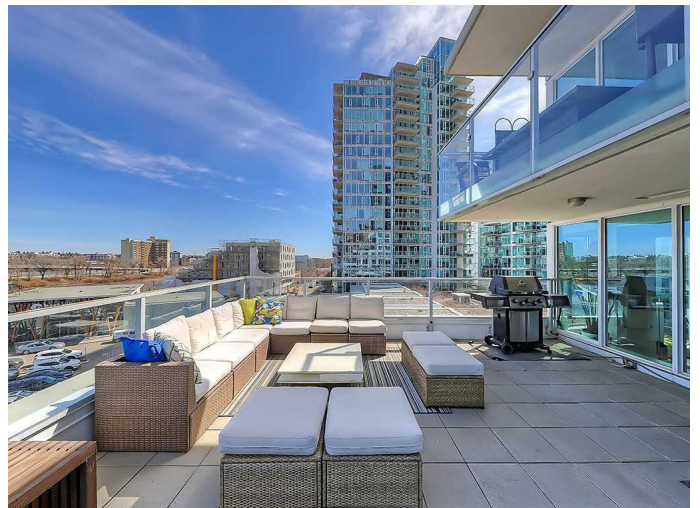
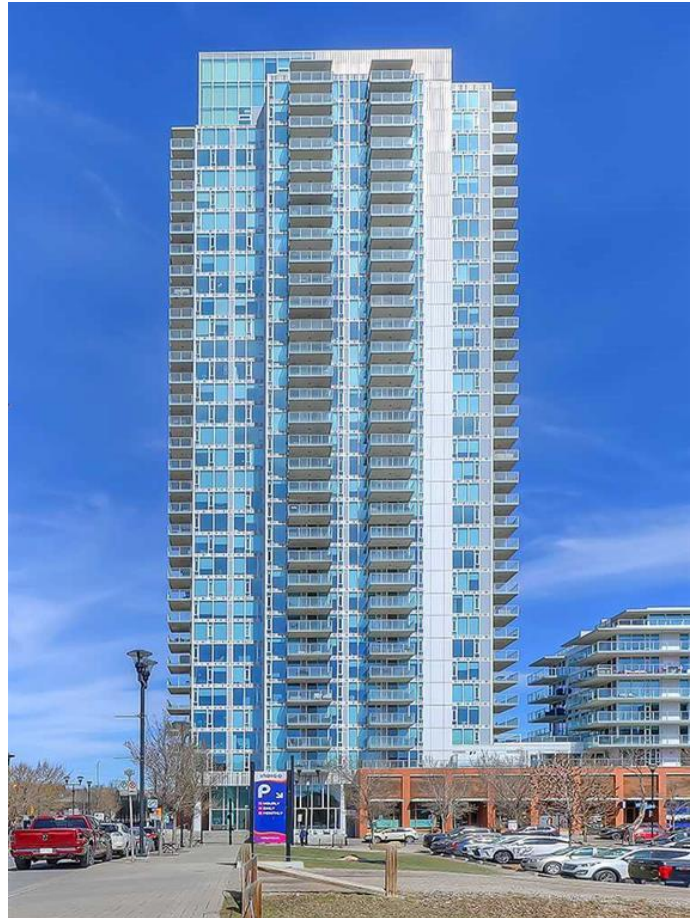
## \$795,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to Suite 406 at the Pulse Tower in Evolution, where luxury meets lifestyle in the heart of Calgary's sought-after East Village. This stunning three-bedroom, two-bathroom residence features two-parking stalls, a large private terrace, and is highlighted by floor-to-ceiling windows that immerse the home in natural light. One of its most impressive features is the expansive 577 square-foot private outdoor space with sweeping views of the Bow River and the downtown skyline—ideal for entertaining or relaxing in complete privacy. The home is in meticulous condition and showcases contemporary design throughout, including a sleek, modern kitchen outfitted with stainless steel appliances, quartz countertops, and ample cabinetry. Spacious bedrooms, a spa-like ensuite, air conditioning, in-suite laundry, and generous storage all contribute to the comfort and functionality of the space. The unit features AC, heated bathroom floors, custom closet shelving, two side-by-side assigned parking stalls and a large private storage unit, offering added convenience in an urban setting. Residents of Evolution enjoy access to an array of premium amenities, including a garden terrace with BBQ area, a fully equipped fitness facility, steam room, sauna, and a stylish owners' lounge with pool table—perfect for socializing or unwinding. Situated in the vibrant East Village, this location is second to none. You're just steps from the Bow River pathways and St.



Patrick’s Island, and within easy reach of iconic Calgary landmarks like the Central Library, Studio Bell, and the Simmons Building. With grocery stores, restaurants, cafés, and the C-Train all just minutes away, this is downtown living redefined—blending walkability, culture, and community in one of the city’s most exciting neighbourhoods.

Built in 2016

**Essential Information**

MLS® #	A2211568
Price	\$795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	406, 510 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1L7

**Amenities**

Amenities	Snow Removal, Elevator(s), Fitness Center, Recreation Facilities, Roof Deck, Recreation Room, Sauna, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground, Parkade, Side By Side

**Interior**

Interior Features      Built-in Features, Closet Or  
Stone Counters, Storage, Wa  
Appliances              Dishwasher, Dryer, Gas St  
Washer, Window Coverings  
Heating                  Fan Coil  
Cooling                  Central Air  
# of Stories              32



**Exterior**

Exterior Features      Other, Private Yard, Courtyard  
Construction           Concrete, Brick, Glass, Wood Siding

**Additional Information**

Date Listed              April 16th, 2025  
Days on Market        104  
Zoning                    CC-EMU

**Listing Details**

Listing Office           RE/MAX House of Real Estate

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