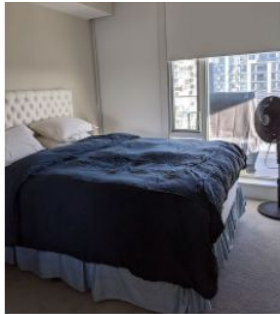


## SUBJECT PROPERTY: 1405, 510- 6 AVENUE SE



### Evolution Pulse

**1405 - 510 6th Ave SE**

East Village | Calgary, AB

[Directions](#) | [Street View](#)

LISTING ID

434380

PETS

No pets

SMOKING

Non-smoking

YEAR BUILT

2016

TENANT PARKING

Underground

LANDLORD ON RENTFASTER SINCE

2020



HIDE



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	<b>\$2600</b>	\$2600	2 bd + den	2 ba	1109 ft <sup>2</sup>	Negotiable	Negotiable	<b>Immediate</b>
Utilities Included: Heat   Electricity   Water								

### SPACIOUS 2 BED + 2 BATH + DEN FURNISHED WITH FLEXIBLE TERMS

Are you ready to find your new home in East Village?!

#### The Agreement

This unit is available for flexible rental with the following being negotiable for inclusion or exclusion (listed price of \$2600 is for unfurnished unit + utilities + parking):

- Unfurnished, partially furnished, fully furnished
- Short (3-month minimum), medium-term or long-term leases (incentives for longer-term leases).
- Parking
- Utilities
- Internet
- Storage room

#### The Unit

This beautiful 2 bedroom, 2 bathroom + den unit on the 14th floor is available for rent. The kitchen is fully equipped with stainless steel appliances (gas range, dishwasher, microwave and fridge/freezer) and granite countertops are a breeze to clean. The bright and spacious living room has floor to ceiling windows with beautiful views of the river and makes a great working area too. The large den is great as a working area, a kids play area or simply additional space. The master bedroom has a 3-piece en suite and a roomy walk-in closet to accommodate even the largest of wardrobes. Finally, in-suite laundry means that you'll never have to worry about getting laundry done. The balcony has a natural gas hook-up for a BBQ as well as space for an entire outdoor entertainment set and the views span from the Saddledome (south facing) and the river (east facing) meaning the sunrises are spectacular.

#### The Building

An Embassy Bosa building, Evolution Pulse this building has plenty of amenities. There is access to two gyms, a sauna, a party room and outdoor spaces.

#### The Neighbourhood

East Village is one of Calgary's trendiest and most lively neighbourhoods. The area has everything that you could need within walking distance including a grocery store, the beautiful Calgary Public Central Library, coffee shops, restaurants and great outdoor spaces like St. Patrick's Island. For anyone working downtown, this is a quick walk to work with the Suncor building being only 15 minutes down the street. For those of you with kids or dogs, there are plenty of playing spaces for both within a 5-minute walk.

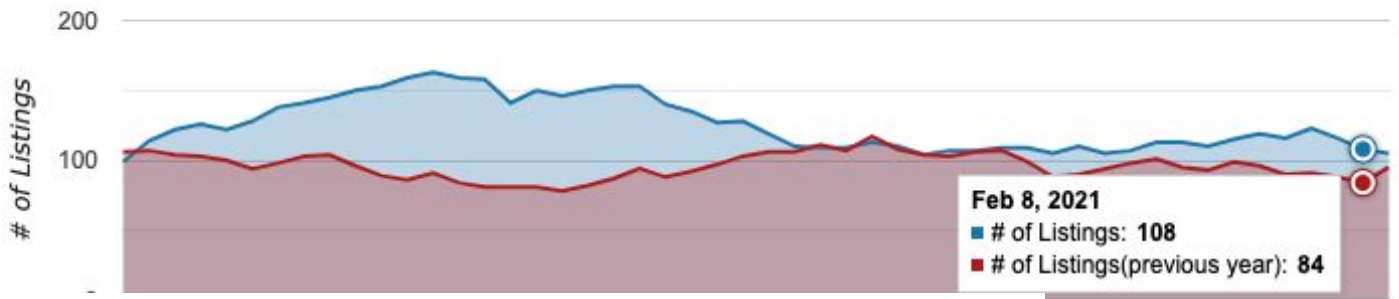
BUILDING FEATURES	Bike room   Common Terrace   Concierge   Concrete Building   Courtyard   Elevator   Fitness Area   Guest Parking   On-Site Management   Party/Games Room   Sauna   Secure Entry   Steam Room   Theatre
PROPERTY FEATURES	Laundry - In Suite   Microwave   Oven/Stove   Disposal   Dishwasher   Fridge   Air Conditioning   Window Coverings   Balcony   River Views   Elevator   Corner Unit
COMMUNITY FEATURES	Bike Paths   Bus   Playground/Park   Public Library   River   Shopping Center   Train Access

## EAST VILLAGE APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	26	\$950	\$2995	\$1699
Condos	76	\$1001	\$5000	\$1784

## HISTORICAL NUMBER OF LISTINGS

Zoom: 3m 6m 1y 2y 3y 5y



## Downtown Calgary Rent Trends

Median rents as of Feb 20 2021.

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$999	\$1,208	\$1,630	\$2,595	—





### SUB PENTHOUSE AT EVOLUTION IN EAST VILLAGE

**\$5000** 🏠 🚗

510 6th Ave SE | East Village, Calgary  
Condo | 2 bd + den | 2.5 ba | 1800 ft<sup>2</sup>  
No pets | Availability: Immediate  
Listing ID 431971



### EXECUTIVE PENTHOUSE FOR RENT IN EAST VILLAGE

**\$3799** 🏠 🚗

615 6 Avenue Southeast | East Village, Calgary  
Condo | 2 bd | 2 ba | 1200 ft<sup>2</sup>  
No pets | Availability: Apr 15  
Listing ID 441793



### 1400 SQ FT 2 BEDROOM AT EVOLUTION - 2 SIDE BY SIDE PARKING STALLS INCLUDED

**\$3000** 🏠 🚗

510 6th Ave SE | East Village, Calgary  
Condo | 2 bd | 2 ba | 1400 ft<sup>2</sup>  
Dogs Ok | Availability: Immediate  
Listing ID 433469



### MAGNIFICENT FULLY FURNISHED 2 BED OVERLOOKING THE BOW AT FIRST IN EAST VILLAGE

**\$2800** 🏠 🚗 📺 📶 📧

550 Riverfront Ave SE | East Village, Calgary  
Condo | 2 bd | 2 ba | 800 ft<sup>2</sup>  
No pets | Availability: Immediate  
Listing ID 435039



### UNISON FIVE STAR EXECUTIVE FURNISHED CONDO AT EVOLUTION PULSE - EAST VILLAGE

**\$2800** 🏠 🚗 📺 📶 📧

510 6th Ave SE | East Village, Calgary  
Condo | 2 bd | 2 ba | 1065 ft<sup>2</sup>  
Pets Ok | Availability: Apr 01  
Listing ID 354518



### EVOLUTION (2BED/2BATH + DEN) FULLY FURNISHED UNIT

**\$2700** 🏠 📺 📶 📧

510 6 Ave SE | East Village, Calgary  
Condo | 2 bd + den | 2 ba | 1000 ft<sup>2</sup>  
No pets | Availability: Immediate  
Listing ID 438633



### SPACIOUS 2 BED + 2 BATH + DEN FURNISHED WITH FLEXIBLE TERMS

**\$2600** 🏠 🚗 📺

510 6th Ave SE | East Village, Calgary  
Condo | 2 bd + den | 2 ba | 1109 ft<sup>2</sup>  
No pets | Availability: Immediate  
Listing ID 434388





## 2 MONTHS FREE RENT ON SELECTED SUITES & 6 MONTHS FREE PARKING\*

**\$2995** 

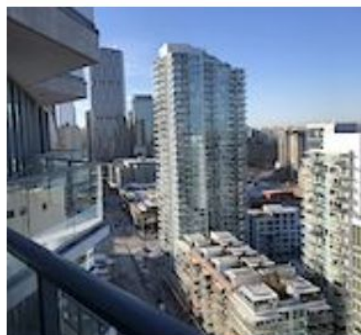
611 7 Ave SE | East Village, Calgary <sup>2</sup>  
 Apartment | 3 bd | 2 ba | 1134 ft<sup>2</sup>  
 Pets Ok | Availability: Immediate  
 Listing ID 387175



## 1057 SQ FT OF FANTASTIC VIEW RIGHT ON THE RIVER

**\$2800** 

325 3 St SE | East Village, Calgary  
 Apartment | 2 bd | 2 ba | 1,057 ft<sup>2</sup>  
 Pets Ok | Availability: Immediate  
 Listing ID 88882



## BRAND NEW CORNER SUITE WITH PANORAMIC RIVER VIEWS!

**\$2500** 

615 6 Ave SE | East Village, Calgary  
 Apartment | 2 bd + den | 2.5 ba | 960 ft<sup>2</sup>  
 No pets | Call for Availability  
 Listing ID 440404



## BRAND NEW CORNER SUITE WITH PANORAMIC RIVER VIEWS!

**\$2500** 

615 6 Ave SE | East Village, Calgary  
 Apartment | 2 bd + den | 2.5 ba | 960 ft<sup>2</sup>  
 No pets | Call for Availability

**\*YALDI RENTING \$564 CASHBACK\***

**\$2350** 

519 Riverfront Ave SE | East Village, Calgary  
 Condo | 2 bd | 2 ba | 960 ft<sup>2</sup>  
 No pets | Availability: Immediate  
 Listing ID 424187





### Evolution Pulse

**306 - 510 6th Ave SE**

East Village | Calgary, AB

[Directions](#) | [Street View](#)

**RENTED**

Property Managed By:



LISTING ID  
390772

SMOKING  
Non-smoking

TENANT PARKING  
Underground

PETS  
No pets  
YEAR BUILT  
2016



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	<b>\$2500</b>	\$2500	2 bd + den	2 ba		Unfurnished	Negotiable	<b>Immediate</b>
<i>Utilities Included: Heat   Electricity   Water</i>								

## EAST VILLAGE EVOLUTION - 2 BEDROOMS, 2 BATHS, 2 BALCONIES-VIEWS! MODERN & CHIC!

It's ALL ABOUT THE LIFESTYLE at the Evolution Fuse at East Village! This beautiful unit has everything on the "Make it My Home" wishlist: West facing unobstructed downtown views. Corner Unit. 2 Bedrooms, 2 Bathroom, 2 Balconies! Spacious, practical and functional layout with high-end granite countertops in the kitchen and bathrooms, the finishings of this unit caters to those who have appreciation for quality and design! Prime location just steps from the Bow River, a walkable lifestyle to trendy restaurants, cafes, shops, c-train, new central library and lots of cool retail - Evolution Fuse is urban village living at its best. Evolution Fuse offers full-time concierge, fitness center, sauna, steam room, social lounge and garden courtyard. Water and heat included in the rent; Electricity and storage locker is **not** included in the rent.



### Evolution Pulse

**510 6th Ave SE**

East Village | Calgary, AB

[Directions](#) | [Street View](#)

**RENTED**

Property Managed By:



LISTING ID  
422233

SMOKING  
Non-smoking

TENANT PARKING  
Underground

PETS  
No pets  
YEAR BUILT  
2017



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	<b>\$3400</b>	\$3400	2 bd	2 ba	1213 ft <sup>2</sup>	Furnished	Negotiable	<b>Immediate</b>
<i>Utilities Included: Heat   Internet   Electricity   Water</i>								

## EXECUTIVE FURNISHED 2 BEDROOMS WITH FANTASTIC VIEWS / EVOLUTION PULSE

Million dollar views! Contemporary 2 bedroom and 2 bathroom condo in the Evolution. Open concept living and dining room areas are perfect for entertaining, with floor to ceiling windows throughout and awesome views of the Calgary Tower, Studio Bell, Central Library, and the Saddledome. The dream kitchen includes granite counter