

#	MLS®#	Prop Type	St	Current Price	SqFt Address	City	TBD	Baths	DOM	Stat Date
1	A1117445	RESI	A	\$649,800.00	1,021 510 6 Avenue SE Unit#2402	Calgary	2	2	6	2021-06-08
2	A1116980	RESI	A	\$634,900.00	1,118 510 6 Avenue SE Unit#1703	Calgary	2	2	6	2021-06-08
3	A1117427	RESI	A	\$595,000.00	1,046 510 6 Avenue SE Unit#1305	Calgary	2	2	6	2021-06-07

Residential



[510 6 Avenue SE # 2402](#)

Condo Fee: \$728.00

Active Apartment Calgary [A1117445](#)
Style: Single Level Unit **SqFt:** 1,021 **List Price:** \$649,800.00
Subdivision: Downtown East Village
Rms AG: 5 **Beds:** 2/2 **Frontge:**
Yr Blt: 2016 **F/H Bth:** 2/0 **Faces:** NW
FP: 0 **Basement:**
Taxes: \$4,130.00/2020 **DOM:** 6
Occupancy: Owner
Parking: Enclosed, Heated Garage, See Remarks, Underground **Total:** 2
[Tomasz Samborski](#) [MAXWELL CAPITAL REALTY](#)

This large, bright and open distinctive 2 Bed, 2 Bathroom with 2 heated underground parking stalls condo has spectacular city and river views and the executive style that you have been looking for! Welcome to Evolution in the trendy neighborhood of East Village. This CONTEMPORARY suite offers a gourmet kitchen with stainless steel appliances, gas range & huge working island which opens up to the large living & dining area, spacious living area with laminate floors, high ceilings and spacious bedrooms. You will appreciate all the natural light with the floor to ceiling windows with spectacular views throughout including your master suite. Embrace the views of the Bow River when you're entertaining or having your morning coffee on the Huge balcony. Heated tile flooring in bathrooms, dual climate zones, a/c, bbq-gas outlet on balcony, pet friendly with board approval, in-suite laundry are just some of the great features. The Evolution provides secured visitor parking, concierge service, 2 fitness centres w/steam room & sauna, social lounge & garden patio. Just minutes away from Stephen Ave, Zoo, walking/biking paths and all the shops & restaurants... Inner city Living & Condo Lifestyle at its finest! A must to see Call today!

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Residential



[510 6 Avenue SE # 1703](#)

Condo Fee: \$791.60

Active Apartment Calgary [A1116980](#)
Style: Single Level Unit **SqFt:** 1,118 **List Price:** \$634,900.00
Subdivision: Downtown East Village
Rms AG: 6 **Beds:** 2/2 **Frontge:**
Yr Blt: 2015 **F/H Bth:** 2/0 **Faces:** E
FP: 0 **Basement:**
Taxes: \$4,228.00/2020 **DOM:** 6
Occupancy: Tenant
Parking: Parkade **Total:** 1
[Stacy Ewing](#) [POWER PROPERTIES](#)

Enjoy spectacular views of our beautiful Bow River from this 17th floor, executive-style suite! This desirable floor plan offers 2 bedrooms, 2 bathrooms, high ceilings, floor to ceiling windows and hardwood and tile flooring. The open concept kitchen, living and dining areas are perfect for entertaining. Any cook will be thrilled to have a gas range, stainless steel appliances, granite counter tops and modern granite back splash. The 5 piece ensuite has a double sink vanity, soaker tub and tiled stand-up shower. Make the most of summer with the nearly 20' wide balcony that provides ample space for barbequing and relaxing. The impressive list of amenities include a huge roof top courtyard, two exercise rooms, sauna and large party room. If safety and security are important to you then this is your building with 24 hour security and a concierge. Additionally, the unit comes with an assigned parking stall, a storage locker and access to visitor parking in the parkade. Come and see what the Downtown East Village has to offer!

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Residential



[510 6 Avenue SE # 1305](#)

Condo Fee: \$696.60

Active	Apartment	Calgary	A1117427
Style:	Single Level Unit	SqFt: 1,046	List Price: \$595,000.00
Subdivision:	Downtown East Village		
Rms AG: 6	Beds: 2/2	Frontge:	
Yr Blt: 2017	F/H Bth: 2/0	Faces: S	
FP: 0	Basement:		
Taxes: \$3,644.00/2020		DOM: 6	
Occupancy: Tenant			
Parking: Underground	Total: 1		

[Kevin Luc](#)

[REAL ESTATE PROFESSIONALS INC.](#)

Imagine waking up every morning and enjoying this spectacular view of the Bow River and Downtown Calgary all day long. Welcome to Calgary living at its finest. With nearly 1100 sq. ft of living space this condo unit has everything that you look for including 24 hours concierge service, security, entertainment lounge, sauna, fitness centre, and courtyard. Located on the 13th floor of the Pulse Tower in the Evolution building, this corner unit has 270 degree view of Calgary, floor to ceiling windows, oversize balcony, 2 generous size bedrooms + a den, 2 upgraded baths, a gourmet kitchen with stainless steel appliances and granite countertop, upgraded flooring, underground parking and a storage locker. Fully Furnished Executive Suite - this unit is currently rented and managed by Premiere Suites property management. Furniture as seen can be yours and be move-in ready for you or your guests. Over the past 5 years this unit has been generating an average of \$40,000 - \$50,000/year with rental income averaging \$3,500 - \$4,500/month; \$125-\$154/day, gross minus management fees. Please contact your realtor today to book an appointment to view this amazing condo in the heart of Downtown Calgary.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status:	Active	DOM:	6
MLS#:	A1117445	Condo:	Yes
Subdivision:	Downtown East Village		
Type:	Apartment		
Style:	Single Level Unit		
Beds:	Above: 2	Total:	2
F/H Baths:	2/0	Rooms Abv:	5
SqFt:	1,021	Year Built:	2016
Taxes:	\$4,130.00/2020	Possession:	30 Days / Neg/neg



Lot Size:	SqFt	Front Len:	Lot Dim:
Fireplace:	0	Garage Dim:	
Parking:	Enclosed, Heated Garage, See Remarks, Underground Total: 2		

Basement:

Condo Name: **Condo Fee:** \$728/Monthly

This large, bright and open distinctive 2 Bed, 2 Bathroom with 2 heated underground parking stalls condo has spectacular city and river views and the executive style that you have been looking for! Welcome to Evolution in the trendy neighborhood of East Village. This CONTEMPORARY suite offers a gourmet kitchen with stainless steel appliances, gas range & huge working island which opens up to the large living & dining area, spacious living area with laminate floors, high ceilings and spacious bedrooms. You will appreciate all the natural light with the floor to ceiling windows with spectacular views throughout including your master suite. Embrace the views of the Bow River when you're entertaining or having your morning coffee on the Huge balcony. Heated tile flooring in bathrooms, dual climate zones, a/c, bbq-gas outlet on balcony, pet friendly with board approval, in-suite laundry are just some of the great features. The Evolution provides secured visitor parking, concierge service, 2 fitness centres w/steam room & sauna, social lounge & garden patio. Just minutes away from Stephen Ave, Zoo, walking/biking paths and all the shops & restaurants... Inner city Living & Condo Lifestyle at its finest! A must to see Call today!

**Directions:**

Appliances: Dishwasher, Gas Cooktop, Microwave Hood Fan, Oven, Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Goods Inc:

Features: Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Storage, Walk-In Closet(s)

Lot Feat:

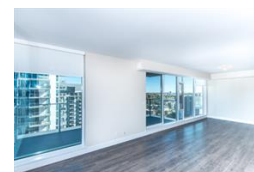
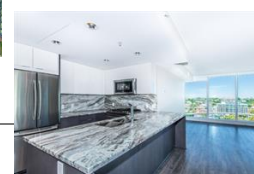
Flooring: Ceramic Tile, Laminate

Other Equip: None

Listed By: MAXWELL CAPITAL REALTY

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A1116980
Subdivision: Downtown East Village
Type: Apartment
Style: Single Level Unit
Beds: Above: 2
F/H Baths: 2/0
SqFt: 1,118
Taxes: \$4,228.00/2020
DOM: 6
Condo: Yes
Total: 2
Rooms Abv: 6
Year Built: 2015
Possession: Negotiable/Tenant occupied until June 21, 2021



Lot Size: SqFt
Front Len:
Lot Dim:
Fireplace: 0
Garage Dim:
Parking: Parkade **Total:** 1
Basement:
Condo Name:
Condo Fee: \$791.6/Monthly

Enjoy spectacular views of our beautiful Bow River from this 17th floor, executive-style suite! This desirable floor plan offers 2 bedrooms, 2 bathrooms, high ceilings, floor to ceiling windows and hardwood and tile flooring. The open concept kitchen, living and dining areas are perfect for entertaining. Any cook will be thrilled to have a gas range, stainless steel appliances, granite counter tops and modern granite back splash. The 5 piece ensuite has a double sink vanity, soaker tub and tiled stand-up shower. Make the most of summer with the nearly 20' wide balcony that provides ample space for barbequing and relaxing. The impressive list of amenities include a huge roof top courtyard, two exercise rooms, sauna and large party room. If safety and security are important to you then this is your building with 24 hour security and a concierge. Additionally, the unit comes with an assigned parking stall, a storage locker and access to visitor parking in the parkade. Come and see what the Downtown East Village has to offer!



Directions:

Appliances: Dishwasher, Dryer, Garburator, Gas Range, Microwave, Refrigerator, Washer

Goods Inc:

Features: Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting

Lot Feat:

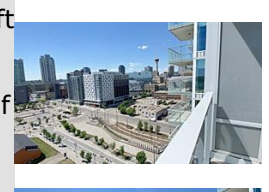
Flooring: Carpet, Hardwood, Tile

Other Equip: None

Listed By: POWER PROPERTIES

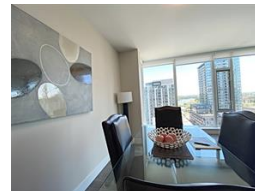
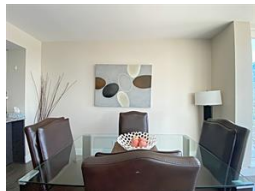
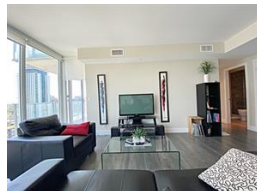
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active **DOM:** 6
MLS#: A1117427 **Condo:** Yes
Subdivision: Downtown East Village
Type: Apartment
Style: Single Level Unit
Beds: **Above:** 2 **Total:** 2
F/H Baths: 2/0 **Rooms Abv:** 6
SqFt: 1,046 **Year Built:** 2017
Taxes: \$3,644.00/2020 **Possession:** 30 Days / Neg/30 days neg if assuming guests 09/01/2021



Lot Size: SqFt **Front Len:** **Lot Dim:**
Fireplace: 0 **Garage Dim:**
Parking: Underground **Total:** 1
Basement:
Condo Name: **Condo Fee:** \$696.6/Monthly

Imagine waking up every morning and enjoying this spectacular view of the Bow River and Downtown Calgary all day long. Welcome to Calgary living at its finest. With nearly 1100 sq. ft of living space this condo unit has everything that you look for including 24 hours concierge service, security, entertainment lounge, sauna, fitness centre, and courtyard. Located on the 13th floor of the Pulse Tower in the Evolution building, this corner unit has 270 degree view of Calgary, floor to ceiling windows, oversize balcony, 2 generous size bedrooms + a den, 2 upgraded baths, a gourmet kitchen with stainless steel appliances and granite countertop, upgraded flooring, underground parking and a storage locker. Fully Furnished Executive Suite - this unit is currently rented and managed by Premiere Suites property management. Furniture as seen can be yours and be move-in ready for you or your guests. Over the past 5 years this unit has been generating an average of \$40,000 - \$50,000/year with rental income averaging \$3,500 - \$4,500/month; \$125-\$154/day, gross minus management fees. Please contact your realtor today to book an appointment to view this amazing condo in the heart of Downtown Calgary.



Directions:
Appliances: Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Goods Inc:
Features: Elevator, Granite Counters, See Remarks, Storage
Lot Feat:
Flooring: Carpet, Laminate, Tile
Other Equip: Garage Door Opener

Listed By: REAL ESTATE PROFESSIONALS INC.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Lily Chan
 lily_chan@live.ca
 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 06/14/21 at 9:51 am

Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 01/01/2021+ Street Number N is 510 Street Name is '6' Street Suffix is 'Avenue' Street Dir Suffix is 'SE'

Residential

Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1117427	A	510 6 Avenue #1305	2	2	0	2017	1,046		\$595,000	\$568.83	6
2	A1116980	A	510 6 Avenue #1703	2	2	0	2015	1,118		\$634,900	\$567.89	6
3	A1117445	A	510 6 Avenue #2402	2	2	0	2016	1,021		\$649,800	\$636.43	6

<u>Active Listings Summary</u>		Medians:	2	2	0		1,046			\$634,900	\$568.83	6
# LISTINGS:	3	Minimums:	2	2	0		1,021.00			\$595,000	\$567.89	6
		Maximums:	2	2	0		1,118			\$649,800	\$636.43	6
		Averages:	2	2	0		1,061.67			\$626,567	\$591.05	6

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$595,000	\$649,800	\$626,567	\$634,900
Sold Price				

**#2402 510 6 Avenue SE**

MLS®#	A1117445
Status	Active
Subdivision	Downtown East Village
City	Calgary
Type	Apartment
Style	High-Rise (5+)
Fl Area	1,021 SF/94.9 SM
Year Built	2016
# Bedrooms	2
# Full Baths	2
# Half Baths	0
# Fpl	0
Flooring	Ceramic Tile, Laminate
Construction	Concrete, Glass, Mixed, Stone
Foundation	
Basement	
Roof	Tar/Gravel
Parking	Enclosed, Heated Garage, See Remarks, Underground
Exterior	Courtyard, Lighting, Other, Storage
Int Features	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	
List Price	\$649,800
Sold Price	
ListPr/SqFt	\$636.43
Sold Pr/SqFt	
SP/LP Ratio	
DOM	6

**#1703 510 6 Avenue SE**

MLS®#	A1116980
Status	Active
Subdivision	Downtown East Village
City	Calgary
Type	Apartment
Style	High-Rise (5+)
Fl Area	1,118 SF/103.9 SM
Year Built	2015
# Bedrooms	2
# Full Baths	2
# Half Baths	0
# Fpl	0
Flooring	Carpet, Hardwood, Tile
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete
Basement	
Roof	Rubber
Parking	Parkade
Exterior	None
Int Features	Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	
List Price	\$634,900
Sold Price	
ListPr/SqFt	\$567.89
Sold Pr/SqFt	
SP/LP Ratio	
DOM	6

**#1305 510 6 Avenue SE**

MLS®#	A1117427
Status	Active
Subdivision	Downtown East Village
City	Calgary
Type	Apartment
Style	Apartment, High-Rise (5+)
Fl Area	1,046 SF/97.2 SM
Year Built	2017
# Bedrooms	2
# Full Baths	2
# Half Baths	0
# Fpl	0
Flooring	Carpet, Laminate, Tile
Construction	Concrete
Foundation	
Basement	
Roof	Concrete, Flat
Parking	Underground
Exterior	Barbecue, Courtyard, Other
Int Features	Elevator, Granite Counters, See Remarks, Storage
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	
List Price	\$595,000
Sold Price	
ListPr/SqFt	\$568.83
Sold Pr/SqFt	
SP/LP Ratio	
DOM	6