










CMA Summary

Listings as of **04/05/21 at 4:32 pm**

Property Type is 'Residential' Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 01/01/2020+ Property Sub Type is 'Apartment' Street Number N is 510 Street Name is like '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	A1048306	A	510 6 Avenue #2304	2	2	0	2017	880		\$503,000	\$571.59	140
2	A1024191	A	510 6 Avenue #2508	2	2	0	2017	873		\$519,000	\$594.50	231
3	A1050715	A	510 6 Avenue #2601	2	2	0	2016	926		\$595,000	\$642.27	132

Active Listings Summary

# LISTINGS: 3	Medians:	2	2	0		880		\$519,000	\$594.50			140
	Minimums:	2	2	0		873.00		\$503,000	\$571.59			132
	Maximums:	2	2	0		926		\$595,000	\$642.27			231
	Averages:	2	2	0		893.13		\$539,000	\$602.79			168

Sold Properties

#	MLS #	S	Address	 Bds	 FB	 HB	 Yr Blt	 SqFt	 Acres	 L.Price	 LP/SF	 SP/SF	 SP/LP	 Sold Price	 Sold Date	 DOM
1	A1012337	S	510 6 Avenue #512	1	1	0	2016	574	0.00	\$299,900	\$522.47	\$510.45	97.70%	\$293,000	8/14/20	24
2	C4281467	S	510 6 Avenue #2207	1	1	0	2016	574		\$299,900	\$522.47	\$515.68	98.70%	\$296,000	4/9/20	85
3	A1027882	S	510 6 Avenue #901	1	1	0	2015	713	0.00	\$315,000	\$442.03	\$428.00	96.83%	\$305,000	10/30/20	64
4	C4279432	S	510 6 Avenue #503	1	1	0	2015	725		\$354,000	\$488.28	\$480.00	98.31%	\$348,000	3/10/20	89
5	C4294517	S	510 6 Avenue #2406	1	1	0	2016	658		\$370,000	\$562.31	\$550.91	97.97%	\$362,500	5/27/20	29
6	A1023123	S	510 6 Avenue #1304	2	2	0	2015	880	0.00	\$469,900	\$533.78	\$511.17	95.77%	\$450,000	10/9/20	57
7	A1012779	S	510 6 Avenue #315	2	2	0	2015	871	0.00	\$468,888	\$538.33	\$528.13	98.10%	\$460,000	9/18/20	61
8	C4300040	S	510 6 Avenue #1808	2	2	0	2017	911		\$469,900	\$515.81	\$504.94	97.89%	\$460,000	6/22/20	18
9	C4272128	S	510 6 Avenue #803	2	2	0	2016	1,129		\$525,000	\$465.01	\$458.81	98.67%	\$518,000	3/4/20	146
10	C4284886	S	510 6 Avenue #408	2	2	0	2016	1,138		\$569,900	\$500.79	\$470.12	93.88%	\$535,000	3/4/20	32
11	C4302667	S	510 6 Avenue #1702	2	2	0	2016	1,021		\$559,900	\$548.38	\$526.44	96.00%	\$537,500	6/26/20	9

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

CMA Summary

Listings as of **04/05/21 at 4:32 pm**

Residential

Sold Listings Summary		Medians:	2	2	0	871	0.00	\$468,888	\$522.47	\$510.45	97.89%	\$450,000	57
# LISTINGS:	11	Minimums:	1	1	0	574.00	0.00	\$299,900	\$442.03	\$428.00	93.88%	\$293,000	9
		Maximums:	2	2	0	1,138	0.00	\$569,900	\$562.31	\$550.91	98.70%	\$537,500	146
		Averages:	2	2	0	835.81	0.00	\$427,481	\$512.70	\$498.61	97.26%	\$415,000	56

Quick Statistics (14 Listings Total)				
	Min	Max	Average	Median
List Price	\$299,900	\$595,000	\$451,378	\$469,900
Sold Price	\$293,000	\$537,500	\$415,000	\$450,000

Residential

Active



510 6 Avenue Se #2304
Style: Apartment
Subdivision: Downtown East Village
Occupancy: Vacant
Possession: 15 Days / Neg
Parking: Assigned, Underground

Calgary
SqFt: 880
Beds: 2/2
Baths: 2/0
Yr Built: 2017

A1048306
List Price: \$503,000.00
Taxes: \$3,517/2020
DOM: 140
Lot Size:

Condo Fee: \$601

GORGEOUS 2 bedroom and 2 bathroom condo in the Evolution .

Hardwood laminate flooring .Floor to ceiling windows- Gourmet kitchen ,5 burners-stove ,granite countertops ,breakfast bar ,granite backsplash , under cabinet lighting and white cabinet .

Large master bedroom includes with walk- through closet leading to your spa ensuite w/luxurious soaker tub , separate glass shower and bath tub with Heated Floor.

A large East facing Balcony facing river and park, complete with natural gas hook up .

Underground /heated parking and separate storage unit and separate bike storage .

This building complex offers front desk concierge ,2 fitness rooms ,wet and dry steam rooms , entertainment lounge with kitchen and pool table .

Roof top courtyard with BBQ stations.

Many amenities within walking distance including river walk pathway, restaurants ,cafes , bakeries and shops .

SUPERSTORE AND MALL DIRECTLY ACROSS THE STREET .

,under cabinet lighting with spacious centre island.



510 6 Avenue Se #2508
Style:
Subdivision: Downtown East Village
Occupancy: Owner
Possession: 15 Days / Neg
Parking: Indoor, Parkade, Underground

Calgary
SqFt: 873
Beds: 2/2
Baths: 2/0
Yr Built: 2017

A1024191
List Price: \$519,000.00
Taxes: \$3,464/2020
DOM: 231
Lot Size:

Condo Fee: \$602

Incredible City, Mountain, and River Views from this bright corner unit on the 25 floor. Two bedrooms, two bathrooms, in-suite laundry, indoor heated parking and 24 hours concierge, in-suite and separate storage. A beautiful modern kitchen with stainless steel appliances, gas range, granite counters and breakfast bar. The living room has south and west exposures and a door to a large west deck. The Evolution by Embassy Bossa is in the east village and is walking distance to many amenities, the LRT, downtown, the river, Stampede, the library. And offers many comforts, roof top garden, social room, fitness facilities, sauna, steam room.



510 6 Avenue Se #2601
Style:
Subdivision: Downtown East Village
Occupancy: Owner
Possession: 30 Days / Neg
Parking: Stall, Assigned, Parkade, See Remarks, Tandem, Underground

Calgary
SqFt: 926
Beds: 2/2
Baths: 2/0
Yr Built: 2016

A1050715
List Price: \$595,000.00
Taxes: \$3,622/2020
DOM: 132
Lot Size:

Condo Fee: \$633

****Welcome to: 2601, 510 6 Avenue S.E. in the Evolution!** "Stunning" 26th Floor Beauty in Like New condition with Brand New Carpets in Both Bedrooms! Amazing City Views with Floor to Ceiling Windows! Spacious Balcony with Gas BBQ hook-up!**

Chef's Kitchen with Gorgeous Granite Counters, Beautiful Cabinetry, 5 Burner Gas Stove with Convection Oven & Warming Drawer, plus a Convection Microwave Hood Fan! Two Zone Heating & A/C(Master Bedroom with it's own). Heated Tile Floors & Granite in both Bathrooms! In -Suite full-size Laundry! Bedrooms Ported for Wall Mount TV's! Bedrooms Feature Blackout Blinds!

Two Car (drive through Tandem) parking & Storage in the Heated Secure Parkade + Visitor Parking & Secured Bike Storage! Fantastic Building Amenities including: 24 hour concierge, Fitness facilities, Dry Sauna plus Steam Room, Entertainment Room with Kitchen & Pool Table, Spacious Courtyard & BBQ's! Perfectly Located near: Public Transit, River pathways, Studio Bell, New Library, Stampede Park, Fort Calgary, & Restaurants! Real Canadian Superstore across the street, along with 2 banks and more shops to come! Check out the 3D Virtual Tour of this Great Property!

Residential

Avg SqM:		Avg DOM:	168	Avg List \$:	\$539,000
Avg SqFt:	893.1	Active DOM:	132	Avg Sold \$:	

Residential

Sold



510 6 Avenue Se #2207

Style: Single Level Unit
Subdivision: Downtown East Village
Occupancy: Owner
Possession:
Parking: Assigned, Parkade, Heated Garage, Underground

Calgary
SqFt: 574
Beds: 1/1
Baths: 1/0
Yr Built: 2016

C4281467
List Price: \$299,900.00
Taxes: \$2,320/2018
DOM: 85
Lot Size:

Condo Fee: \$367

****\$30,000 PRICE REDUCTION!!**** A stunning UNOBSTRUCTED VIEW 22 floors high in EVOLUTION will get you EXCITED to come home every day. From your bedroom, wake up to stunning panoramic views of the city skyline & mountains. Love the gas stove, full height cabinets & heated floors in bathroom. Sip on coffee on your sunny south facing balcony. Entertaining is no problem as you can host on the outdoor BBQ stations with it's spacious lush landscaping. Indoor facilities include 2 fitness rooms, steam room, sauna & lounge. Leave your car at home & walk, run, cycle. Parks, paths and greenways provide wellness opportunities right outside your door. East village is a vibrant & growing community that have a prime selection of shops, restaurants & is close proximity to amazing urban naturescapes. Great as an income property, tenants get the location & amenities they are looking for & you can benefit from all the development closeby which will push property values up long term. Book a showing!

Sold Price: \$296,000

SP/SF: 515.68

Sold Date: 04/09/2020



510 6 Avenue Se #512

Style: Apartment, High-Rise (5+)
Subdivision: Downtown East Village
Occupancy: Tenant
Possession: 45 days / Neg
Parking: Stall, Parkade, Enclosed, Secured, Underground

Calgary
SqFt: 574
Beds: 1/1
Baths: 1/0
Yr Built: 2016

A1012337
List Price: \$299,900.00
Taxes: \$2,099/2019
DOM: 24
Lot Size:

Condo Fee: \$364

EVOLUTION is where your lifestyle begins! A stunning UNOBSTRUCTED VIEW will get you EXCITED to come home every day. From your bedroom, wake up to stunning panoramic views of the city skyline & mountains. Love the gas stove, full height cabinets & heated floors in bathroom. With a sunny south facing balcony, you can sip on coffee, or enjoy a cold drink on these warm summer days. Entertain & host at the BBQ stations on the terrace with it's modern landscaping. Also great as income property; your tenants will appreciate the 2 fitness rooms, steam room, sauna, lounge & central location. Leave the car at home and walk, run, cycle. Parks, paths and greenways provide wellness opportunities right outside your door. East village is a vibrant & growing community that have a prime selection of shops, restaurants, and is close proximity to amazing urban naturescapes. This is THE LOCATION to experience Arts & Culture, Retail & Dining and Nature. Come see this home today!

Sold Price: \$293,000

SP/SF: 510.45

Sold Date: 08/14/2020



510 6 Avenue Se #901

Style:
Subdivision: Downtown East Village
Occupancy: Vacant
Possession: Immediate, Negotiable
Parking: Parkade, Underground

Calgary
SqFt: 713
Beds: 1/1
Baths: 1/0
Yr Built: 2015

A1027882
List Price: \$315,000.00
Taxes: \$2,538/2019
DOM: 64
Lot Size:

Condo Fee: \$507

East Village living at it's best! This one bedroom offers everything a young professional could want in a condo. You'll be impressed with the spectacular views of the iconic Calgary Tower and river from the floor to ceiling windows. The kitchen is appointed with granite counters and backsplash, modern cabinets and high end stainless appliances. A bright and spacious living and dining area flow onto the large balcony, the perfect spot for a cocktail after a busy day. There's a tucked away nook large enough for a desk and the bedroom has a good sized walk in closet. Host a gathering in the party room, and enjoy the benefits of a concierge. Save money on the gym membership and get fit in the on site workout room. There's extra space in the assigned storage unit and bike room. Park securely in the assigned underground stall. Walk to local restaurants, cafes and hotspots. Bike along the riverwalk and through St. Patrick's Island. Enjoy all the convenience and perks of living downtown in this stylish condo!

Sold Price: \$305,000

SP/SF: 428.00

Sold Date: 10/30/2020

Residential

Sold



510 6 Avenue Se #503

Style: Single Level Unit
Subdivision: Downtown East Village
Occupancy: Tenant
Possession:
Parking: Assigned, Indoor, Parkade, Heated Garage, Underground

Calgary
SqFt: 725
Beds: 1/1
Baths: 1/0
Yr Built: 2015

C4279432
List Price: \$354,000.00
Taxes: \$2,590/2016
DOM: 89
Lot Size:

Condo Fee: \$448

Welcome home to Embassy Bossa's Pulse at Evolution in the East Village; one of Calgary's hottest new communities & the hub of a new & vibrant downtown lifestyle. Unparalleled access to river path system, St. Patrick's Island, the new National Music Centre, Calgary Zoo, Chinatown, Prince's Island Park, Stephen Avenue Mall, Eau Claire & countless shops, restaurants, coffee houses & bars. This 5th floor, oversized 793 ft² (725 ft² RMS) 1-bedroom + den unit showcases striking downtown views, floor-to-ceiling windows, & 160 sq. ft. balcony with river view. Sleek cabinetry, granite surfaces, high-end S/S appliances, large dual access 5-pce bath with heated floors, full-sized front loading washer/dryer & 9ft ceilings. Building amenities include: 24-hour concierge, fitness rooms, secure entry, spacious social lounge, steam room/dry sauna, heated indoor visitor parking, & rooftop garden with fire pit. One underground parking stall & storage unit included. Best price/ft² value in Evolution - a solid investment!

Sold Price: \$348,000

SP/SF: 480.00

Sold Date: 03/10/2020



510 6 Avenue Se #2406

Style: Single Level Unit
Subdivision: Downtown East Village
Occupancy: Tenant
Possession:
Parking: Assigned, Indoor, Heated Garage, Underground

Calgary
SqFt: 658
Beds: 1/1
Baths: 1/0
Yr Built: 2016

C4294517
List Price: \$370,000.00
Taxes: \$2,552/2018
DOM: 29
Lot Size:

Condo Fee: \$419

With a building concierge, this EAST VILLAGE 24th floor 1bed+den unit will WOW you - The gourmet kitchen will serve the chef in you w/ HIGH END microwave hood fan, dishwasher & GAS stove (Jenn-Air), fridge, sprawling granite counters, working island & back splash, undermounted sink, trendy contrasting cabinetry & pot lights. The dining area is fit for entertaining w/ stunning upgraded light fixture. Living room features floor-to-ceiling windows (South exposure) which overlook the Saddledome and Stampede Grounds w/ stunning views of DT YYC & mountains. The bedroom is the perfect size, w/ a sizeable closet. Unit is finished w/ new laminate throughout (excl. bed & bath), 4pc bathroom w/ ceramic tile, washer & dryer, additional storage, 1 underground/heated parking stall & HUGE balcony (w/ BBQ gas hook-up). The building has fitness facilities w/ steam room & sauna, party room and garden patio - & is close to transit, trendy restaurants & cafes and soon-to-be grocery store! Live the EVOLUTION LIFESTYLE, TODAY.

Sold Price: \$362,500

SP/SF: 550.91

Sold Date: 05/27/2020



510 6 Avenue Se #315

Style:
Subdivision: Downtown East Village
Occupancy: Owner
Possession: 15 Days / Neg
Parking: Parkade

Calgary
SqFt: 871
Beds: 2/2
Baths: 2/0
Yr Built: 2015

A1012779
List Price: \$468,888.00
Taxes: \$2,947/2019
DOM: 61
Lot Size:

Condo Fee: \$602

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 tops, breakfast bar, white cabinets, and a high end stainless steel appliance package. Generous sized master bedroom includes a large walk in closet and a 4 piece ensuite while the tucked away second bedroom and main bathroom are ideal for your guests. Stacked in suite laundry in its own space. Enjoy a summer BBQ on the large (120 sq ft) and private SW balcony, complete with natural gas hook up. Condo also comes with a dedicated storage and corner parking stall in the secured parking garage. This pet friendly building comes with concierge, 24 hour security, sauna, steam room, gym, bike storage, courtyard, and entertainment lounge with pool table. Right in the heart of East Village, there are many amenities within walking distance including a community garden, dog park, river walk pathway, restaurants, grocery stores, cafes, bakeries, shops. Not to mention a short walk to work downtown. Perhaps it is time to experience this tremendous inner city opportunity.

Sold Price: \$460,000

SP/SF: 528.13

Sold Date: 09/18/2020

Residential

Sold



510 6 Avenue Se #1808

Style: Single Level Unit
Subdivision: Downtown East Village
Occupancy: Owner
Possession:
Parking: Stall, Assigned, Heated Garage, Underground

Calgary
SqFt: 911
Beds: 2/2
Baths: 2/0
Yr Built: 2017

C4300040
List Price: \$469,900.00
Taxes: \$3,257/2019
DOM: 18
Lot Size:

Condo Fee: \$532

Delight in unobstructed city & mountain views from this HIGHLY COVETED SW CORNER 2 bedroom, 2 bathroom unit in the Evolution, built by Bosa Developments! An open living area provides a perfect space for entertaining, offering living & dining areas enveloped by floor to ceiling windows & open to the well-appointed kitchen finished with granite counter tops, eating bar, sleek white cabinets & stainless steel appliance package. The master bedroom includes a private 4 piece ensuite & the second bedroom & 3 piece bath are ideal for guests. Also enjoy sunsets, Stampede fireworks or the twinkle of city lights from the large balcony. Further features include plenty of storage in the large hall closets, convenient in-suite laundry, 1 underground assigned parking stall & 1 assigned storage locker. Building amenities include full time concierge service, fitness facilities (including sauna & steam room), party room with kitchen facilities & access to the large courtyard & visitor parking. The location is ideal, with easy access to Stampede Park, Fort Calgary, the new central library, Studio Bell, historic Inglewood, excellent restaurants, shopping & public transit.

Sold Price: \$460,000 **SP/SF:** 504.94 **Sold Date:** 06/22/2020



510 6 Avenue Se #1304

Style:
Subdivision: Downtown East Village
Occupancy: Owner
Possession: 30 Days / Neg
Parking: Assigned, Underground

Calgary
SqFt: 880
Beds: 2/2
Baths: 2/0
Yr Built: 2015

A1023123
List Price: \$469,900.00
Taxes: \$3,120/2019
DOM: 57
Lot Size:

Condo Fee: \$601

GORGEOUS! This former show-suite offers 2 beds, 2 baths with hardwood/laminate flooring throughout. Floor to ceiling windows - Gourmet kitchen, 5 burner stove (upgraded stainless steel JennAir appliance package), granite backsplash, under cabinet lighting, all with a gorgeous and spacious centre island. Large master bedroom with walk-through closet leading to your spa ensuite w/ luxurious soaker tub, separated glass shower and HEATED FLOORING. With A/C for your summertime heat-retreat, this home has it all! Underground / heated parking and separate storage unit, the building also offers front desk concierge, 2 fitness rooms, wet and dry steam rooms, party room, bike storage, AND rooftop courtyard w/ BBQ stations. Bow River / Pathways / close to LRT, restaurants, and SUPERSTORE DIRECTLY ACROSS THE STREET! Come view today!

Sold Price: \$450,000 **SP/SF:** 511.17 **Sold Date:** 10/09/2020



510 6 Avenue Se #803

Style: Single Level Unit
Subdivision: Downtown East Village
Occupancy:
Possession:
Parking: Assigned, Indoor, Underground

Calgary
SqFt: 1129
Beds: 2/2
Baths: 2/0
Yr Built: 2016

C4272128
List Price: \$525,000.00
Taxes: \$3,865/2019
DOM: 146
Lot Size:

Condo Fee: \$699

Downtown waterfront property - 1200sq private space - Two Bed Two Bath plus Den Corner unit in the sought-after Evolution! Located in the heart of East Village. Steps away from many restaurants, shops, C-train station, the new central library, the new supermarket is coming up and more! Evolution offers the full-time concierge, fitness center, sauna, steam room, social lounge, and garden oasis! This mint condition unit has lots of natural light with the floor to ceiling windows that overlook the private courtyard, river path, and city skylight! The gourmet kitchen and open layout are perfect for family and friends gatherings! Don't forget to hook up the BBQ on the extra-large size balcony and enjoy the beautifully lit Reconciliation Bridge. This unit is also complete with 5 pieces double sink master en-suite, full-size in-suite washer/dryer, one assign underground secured parking!

Sold Price: \$518,000 **SP/SF:** 458.81 **Sold Date:** 03/04/2020



510 6 Avenue Se #1702

Style: Single Level Unit
Subdivision: Downtown East Village
Occupancy: Tenant
Possession:
Parking: Assigned, Indoor, Heated Garage, Underground

Calgary
SqFt: 1021
Beds: 2/2
Baths: 2/0
Yr Built: 2016

C4302667
List Price: \$559,900.00
Taxes: \$3,836/2019
DOM: 9
Lot Size:

Condo Fee: \$644

RIVER VIEWS, DOWNTOWN VIEWS with over 1000 sq ft this large, bright, spacious 17th-floor two-bed and two-bath corner unit with amazing floor-to-ceiling windows all around for the birds eye experience! Placed perfectly in the heart of East Village in the Evolution building; views of the river and bridges, amazing public art, and riverwalk! This unit has it all, a large over-sized patio overlooking the river, in-suite laundry, heated underground parking and storage, with access to building amenities: gym, steam room, sauna, rooftop garden, and social/party room! Full-time concierge and 24-hour security. Perfect location with a quick walk to the brand new Superstore, access to major roads, and steps into the core. Only a five-minute walk to City Hall train station for access to all LRT lines; ten-minute walk to Chinatown, Inglewood, Bridgeland. Near new library, Arts Commons, Restaurants, bike paths and so much more. This floorplan doesn't come up very often so opportunity knocks.

Sold Price: \$537,500 **SP/SF:** 526.44 **Sold Date:** 06/26/2020

Residential

Sold



510 6 Avenue Se #408

Style: Single Level Unit
Subdivision: Downtown East Village
Occupancy: Owner
Possession:
Parking: Assigned, Indoor, Parkade, Heated Garage, Underground

Calgary
SqFt: 1138
Beds: 2/2
Baths: 2/0
Yr Built: 2016

C4284886
List Price: \$569,900.00
Taxes: \$3,669/2019
DOM: 32
Lot Size:

Condo Fee: \$700

HUGE CORNER UNIT, SPACIOUS & BRIGHT! One of the largest units in the building! Floor to ceiling windows throughout this this 2 Bed /2 Bath unit capture the gorgeous river/pathway and garden terrace. Fresh neutral wall coverings capture the light for a bright airy space. Well crafted custom built-in cabinetry for your elegant home office. Smart, functional one of a kind custom built-in fireplace with smart tv & hidden cable box components. Tucked away, the Master bedroom provides privacy with a great view. Granite counter tops with 9.5 ft island gives definition to the open concept. Large Deck w/gas BBQ hook-up. Concierge/Security, fitness room with wet/dry saunas. A "Walk Score" of 90 continues to rise as East Village comes "Alive". Steps to River Walk pathway, dog park, playground, bakeries, coffee shops, and restaurants. The shopping complex at 5th and 3rd with a new urban format Real Canadian Superstore and Shoppers Drug Mart scheduled to open in Q2 2020. Walk to LRT, Inglewood and Stampede Park. Excellent opportunity to live in one of the best & brightest developments of downtown Calgary. Builders size for this unit is 1213ft²

Sold Price: \$535,000

SP/SF: 470.12

Sold Date: 03/04/2020

Avg SqM:

Avg DOM: 56

Avg List \$: \$427,481

Avg SqFt: 835.8

Active DOM: 264

Avg Sold \$: \$415,000

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 4/5/2021 - 6:32 PM