



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**1903, 510 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2283853**



**\$525,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,005
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to your dream urban oasis in the heart of East Village. This stunning 19th-floor, 2-bedroom, 2-bathroom residence showcases breathtaking views of the Bow River and downtown skyline through expansive floor-to-ceiling windows that flood the home with natural light. Sleek laminate flooring throughout enhances the modern, open feel of the space. The contemporary kitchen is designed to impress, featuring granite countertops, a gas range stove, and ample storage—perfect for both everyday living and entertaining. The spacious bedrooms offer generous closet space, while the convenience of in-suite laundry adds to the home’s effortless functionality. Residents enjoy access to premium building amenities, including a state-of-the-art fitness centre and sauna. Located steps from the river pathways, dining, shopping, and downtown core, this home delivers the perfect blend of style, comfort, and urban lifestyle. Don’t miss this exceptional opportunity—schedule your private viewing today