



THE
A-TEAM

**RE/MAX
FIRST**

560 6 Avenue #206, Calgary T2G 0H1

MLS® #: **A2093008**

Area: **Downtown East
Village**

Listing Date: **11/12/23**

List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **2015**
Year Built:

Finished Floor Area

Abv Sqft: **942**

Low Sqft:

Ttl Sqft: **942**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

189

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Other**

Construction: **Concrete**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Open Floorplan,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`9" x 10`11"	Bedroom	Main	11`2" x 9`1"
Kitchen With Eating Area	Main	9`7" x 18`2"	Living Room	Main	15`7" x 15`8"
Laundry	Main	4`1" x 3`3"	5pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$804

Title:
Fee Simple

Zoning:
CC-EMU

Legal Desc:	1512254	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>PRIVACY at its best, no Neighbors on either side!! Plus a private entrance off of 6th to access the Midrise, no long waits for the elevator. Step into unit 206 at the Evolution and experience a seamless blend of modern luxury and practical design. The welcoming open floor plan unveils a chef's kitchen adorned with a gas range, stainless steel appliances, exquisite stone countertops, and an expansive center island—a culinary enthusiast's dream. Floor-to-ceiling windows bathe the space in natural light, creating an inviting ambiance. Discover a spacious primary bedroom featuring generous closet space and a luxurious spa-inspired 5-piece ensuite, offering a personal retreat. Adjacent, a second bedroom and a well-appointed 3-piece main bathroom provide comfort and convenience. Notably, the unit boasts an oversized private balcony and has it's own outside water tap with two drains. You can wash the deck (or anything) and water the outdoor plants with convivence! Also has a gas BBQ hookup. The building has a stunning rooftop patio on the second floor adorned with vibrant planters, communal seating, and a BBQ area, perfect for entertaining or relaxing in style. There are two gyms, one having a sauna and steam room. There's also a party room you can entertain large gatherings for any occasion. Nestled mere steps away from the Bow River pathways, Stamped Park, the Saddledome, Superstore, and Calgary's finest shops and restaurants, this home offers unparalleled convenience and a vibrant lifestyle. This residence is an ideal haven for anyone seeking a harmonious blend of comfort and urban allure. Don't let this opportunity slip by—schedule a private tour today and envision making this remarkable place your home.</p>		
Inclusions:	N/A		
Property Listed By:	FAIR COMMISSIONS REALTY & PROPERTY MANAGEMENT		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









