



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 6 Avenue #1203, Calgary T2G 1L7**

MLS® #: **A2112063**

Area: **Downtown East  
Village**

Listing Date: **03/06/24**

List Price: **\$534,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 19-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,114**  
Low Sqft:  
Ttl Sqft: **1,114**

DOM

**75**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Open Floorplan,Stone Counters,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 12`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 10`4"</b>	<b>Den</b>	<b>Main</b>	<b>8`11" x 8`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`3" x 2`11"</b>	<b>Balcony</b>	<b>Main</b>	<b>19`8" x 8`1"</b>
<b>3pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$1,005**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-EMU**

Legal Desc: **1512254**

Remarks

Pub Rmks: **Step into the exquisite 12th floor condominium situated within the Pulse tower in the esteemed Evolution complex, nestled in Calgary's lively East Village. This remarkable home presents a functional and open layout, spanning over 1,100 SqFt of meticulously crafted space, 2 bedrooms, office (den), 2 full bathrooms and sweeping panoramic views of the cityscape from northwest to southeast. This home is drenched with natural light streaming through the floor-to-ceiling windows, illuminating the open-plan living area and showcasing Calgary's skyline. The living space well proportioned and perfect for entertaining, while the adjacent dining area is generously sized and provides access to the oversized and covered balcony. The gourmet kitchen is a delight, sleek granite countertops, high-end stainless steel appliances, and a gas stove. The primary bedroom offers a tranquil retreat with stunning northwest views of the Bow River and the city. Connected is a spacious walkthrough closet leading to a luxurious 5-piece ensuite featuring a double vanity and high-end fixtures. The secondary bedroom is generously sized and shares a well-appointed 3-piece bathroom, ensuring privacy and convenience for guests. Additionally, this exceptional condo includes a dedicated office/den space, catering to remote workers or those in need of a dedicated workspace. Completing the unit is in suite laundry. Enjoy the convenience of underground secured parking and a separate storage locker. The Evolution towers boasts an array of amenities, including a 24-hour concierge, security services, a recreation room, fitness facilities with sauna and steam room, and a rooftop patio with a gas BBQ, perfect for entertaining and soaking in breathtaking sunsets. East Village living offers a dynamic lifestyle with nearby amenities such as playgrounds, a dog park, and community garden plots, as well as proximity to St. Patrick's Island, shopping, and dining options in Inglewood and Bridgeland. Experience the epitome of downtown urban living with cultural attractions, entertainment venues, and a vibrant social scene just steps away.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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















