



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #1503, Calgary T2G 1L7

MLS® #: **A2112881**

Area: **Downtown East
Village**

Listing Date: **03/07/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 09-May**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,112**

Low Sqft:

Ttl Sqft: **1,112**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

73

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,Secured,Underground**

Utilities and Features

Roof: **Membrane**

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Concrete,Metal Siding

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Granite Counters,Kitchen Island,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	17`6" x 11`8"	5pc Ensuite bath	Main	8`8" x 8`0"
3pc Bathroom	Main	4`10" x 8`2"	Bedroom	Main	14`10" x 9`5"
Dining Room	Main	12`5" x 10`9"	Kitchen	Main	12`5" x 9`3"
Living Room	Main	14`1" x 13`3"	Foyer	Main	8`11" x 12`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,005

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc:

1512254

Remarks

Pub Rmks:

Welcome to the pinnacle of urban living! Step into this impeccably designed, 1112 sqft corner unit condo located on 15th floor with Two Bed Two Bath plus Den, that's not just a home—it's an Evolution experience in heart of downtown east village! Picture yourself basking in the glow of natural light dancing off sleek stainless-steel appliances and polished granite countertops in this spacious open floor plan. The kitchen, a hub of culinary delight with its practical island, sets the stage for both cooking extravaganzas and heart-to-heart conversations. Feel the tranquility wash over you as you enter the oversized master bedroom, a haven of peace accompanied by a luxurious en-suite bathroom. And let's not forget the equally inviting second bedroom, perfect for family or guests, offering flexibility and comfort along with a spacious Den to call it a home office! But the magic doesn't stop there! This gem boasts lots of natural light with the floor to ceiling windows, full-size in-suite washer/dryer for added convenience and an outdoor area that's tailor-made for entertaining. And oh, the views! Imagine sipping your morning coffee on your expansive private balcony, soaking in breathtaking vistas of river path, and city skyline. And talk about location! You're not just close to shopping centers and parks, but a stone's throw away from an array of restaurants, C-train transportation, supermarket, and even a library—catering to every aspect of your lifestyle. Evolution offers the full-time concierge, fitness center, sauna, steam room, social lounge, and garden oasis! Investors, take note! This property isn't just a dream home; it's a lucrative investment for potential rental income. And for those ready to move in, this space is eagerly waiting for new memories to be made, with its serene exclusive balcony and ample room for gatherings. It's vacant and waiting for you to make it your own, allowing for immediate possession. Come, seize the opportunity to step into this world of comfort, convenience, and endless possibilities. Your urban oasis awaits!

Inclusions:

N/A

Property Listed By:

CIR Realty

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









