



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #3104, Calgary T2T 0Z6

MLS®#: **A2113716**

Area: **Downtown East
Village**

Listing Date: **03/10/24**

List Price: **\$945,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,553**
Low Sqft:
Ttl Sqft: **1,553**

DOM

70

Layout

Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Oven,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters,Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`5" x 10`5"	Bedroom - Primary	Main	11`6" x 11`11"
Bedroom	Main	11`2" x 10`10"	4pc Ensuite bath	Main	4`11" x 9`4"
5pc Ensuite bath	Main	8`8" x 7`11"	3pc Bathroom	Main	7`10" x 5`0"
Office	Main	6`0" x 8`10"			

Legal/Tax/Financial

Condo Fee:
\$1,230

Title:
Fee Simple

Zoning:
CC-EMU

Legal Desc:	1512254	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Discover downtown Calgary living at its finest in this stunning sub-penthouse located in the heart of the city. Situated on the 31st floor of the sought-after Evolution building in the East Village, this spacious 3-bedroom apartment offers unparalleled panoramic views of the city skyline, Bow River, and Rocky Mountains. With two balconies, you can enjoy breathtaking views from multiple angles. The south-facing balcony overlooks the Rockies and the iconic Stampede building, while the west-facing balcony offers views of the Calgary Tower and Bow River. Inside, a cozy nook is perfect for a home office, and the gourmet kitchen features top-of-the-line appliances, quartz countertops, and a large island. Each bedroom has its own bathroom, ensuring privacy and comfort. Additional highlights include high-end finishes, access to amenities like a fitness center and sauna, and proximity to shopping, dining, and entertainment options. Don't miss out on the chance to make this luxurious residence your own!</p>		
Inclusions:	None		
Property Listed By:	CIR Realty		

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









