



THE
A-TEAM

**RE/MAX
FIRST**

560 6 Avenue #205, Calgary T2G 1K7

MLS® #: **A2117157**

Area: **Downtown East
Village**

Listing Date: **03/22/24**

List Price: **\$409,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **771**

Low Sqft:

Ttl Sqft: **771**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

58

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Secured,Stall,Underground**

Utilities and Features

Roof:

Heating: **Fan Coil,Electric**

Sewer:

Ext Feat: **Courtyard,Garden**

Construction:

Brick,Concrete,Metal Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`6" x 11`8"	Kitchen With Eating Area	Main	10`11" x 9`6"
Bedroom - Primary	Main	11`7" x 11`1"	4pc Ensuite bath	Main	8`7" x 4`11"
Bedroom	Main	9`0" x 8`5"	Foyer	Main	7`7" x 5`1"
Laundry	Main	3`1" x 2`10"	3pc Bathroom	Main	7`9" x 4`11"
Balcony	Main	15`1" x 8`1"			

Legal/Tax/Financial

Condo Fee:

\$684

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

CC-EMU

Legal Desc:

1512254

Remarks

Pub Rmks:

Urban Sophistication by the Riverfront This exquisite condo, boasting a dedicated concierge service, is a rare gem just steps from the riverfront. Immerse yourself in Calgary's vibrant Art and Music District, and experience the pulse of the Downtown Dominican lifestyle. Elevate your living with this refined opportunity! **Additional Amenities:** Two Gyms: Stay fit and active with access to not one, but two gyms within the building. **Entertainment Room:** Host memorable events in the exclusive entertainment room, available for booking. Don't miss out on this exceptional living experience! Discover a seamless integration of contemporary elegance and design. This chic and bright 2-bedroom, 2-bathroom haven provides exclusive access to the city's finest condo sky park from its expansive patio. Embracing a modern layout, the unit boasts a chef-inspired kitchen featuring stainless steel appliances, including a gas range, complemented by sleek stone countertops and ample storage. Laminate flooring graces the kitchen and living areas, while plush carpeting adds comfort to the bedrooms. The spacious primary bedroom boasts a walk-through double mirrored closet leading to the 4-piece ensuite, while the second bedroom and main 3-piece bathroom offer additional comfort and functionality. Flooded with natural light, the unit's floor-to-ceiling windows open onto the large South facing private concrete patio, complete with a hose bib and BBQ gas line. Residents of Evolution indulge in access to a stunning rooftop patio adorned with lush planters, inviting communal seating, and a designated BBQ area, perfect for hosting gatherings or unwinding in style. Nestled in the vibrant Downtown East Village, this condo is ideally situated mere steps from the picturesque Bow River pathways, Stamped Park, the Saddledome, Superstore, and an array of Calgary's best shopping and dining destinations. Offering unparalleled convenience and a dynamic lifestyle, this unit serves as an ideal retreat for those seeking comfort & urban vibrancy. Seize the opportunity to make this property your own—schedule a private tour today and envision the possibilities of calling this remarkable place home.

Inclusions:

n/a

Property Listed By:

Century 21 Bamber Realty LTD.

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











