



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #2504, Calgary T2G 1L7

MLS® #: **A2119978**

Area: **Downtown East
Village**

Listing Date: **04/07/24**

List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2016**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **900**
Low Sqft:
Ttl Sqft: **900**

DOM

42

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Rubber**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

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

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

Room Information

Room	Level	Dimensions
Entrance	Main	5`0" x 5`6"
Kitchen	Main	10`2" x 9`2"
Laundry	Main	5`10" x 3`2"
Dining Room	Main	12`1" x 7`1"
Bedroom - Primary	Main	11`1" x 11`11"
5pc Ensuite bath	Main	8`0" x 8`8"

Room	Level	Dimensions
Walk-In Closet	Main	3`1" x 4`7"
3pc Bathroom	Main	5`5" x 7`10"
Bedroom	Main	9`6" x 9`10"
Living Room	Main	12`1" x 10`6"
Walk-In Closet	Main	7`11" x 5`2"

Legal/Tax/Financial

Condo Fee:
\$765

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512254**

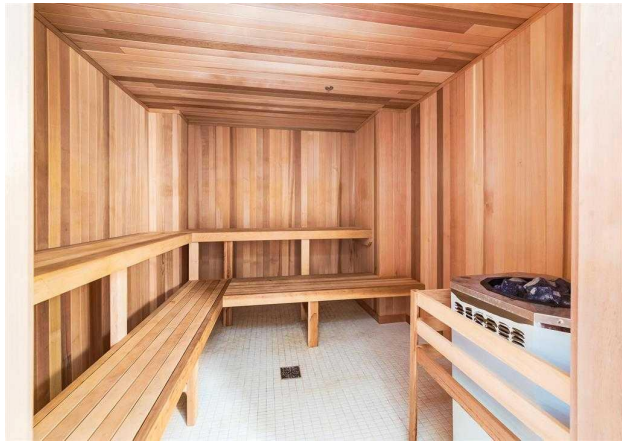
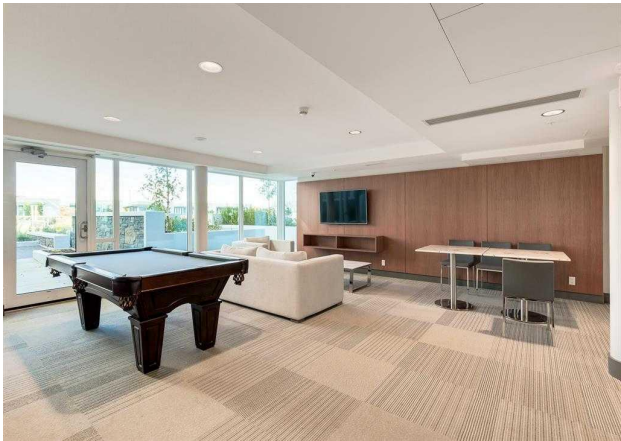
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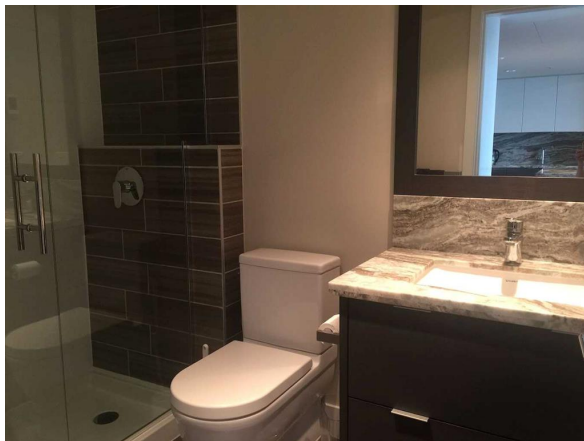
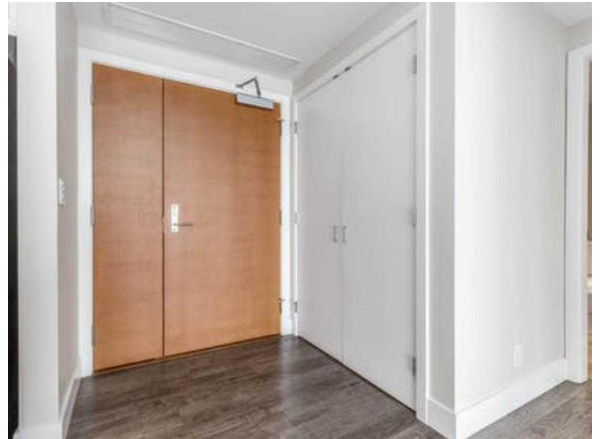
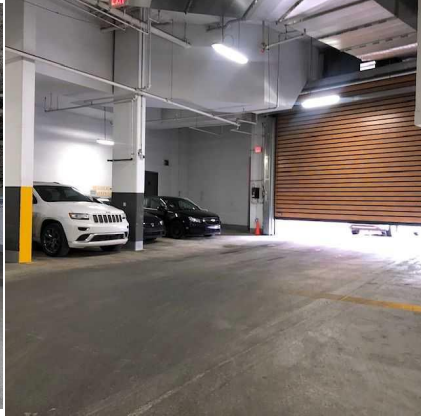
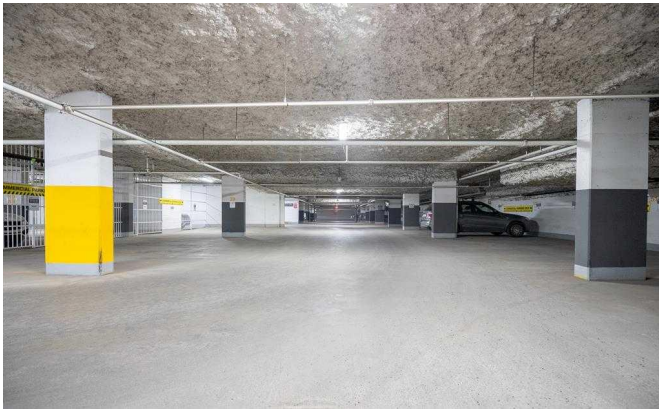
Pub Rmks: **Classy building - "PULSE" ! A 32 Storey building developed by Embassy Bosa & designed by world-renowned architect, James Kim Cheng - featuring 3 Elevators, Central Air Conditioning, heated flooring, Floor to ceiling energy efficient windows! Well located in trendy East Village:- Walking paradise to restaurants and shopping, also LRT & Chinatown, Eau Claire, River pathways, St. Patrick's Island, the National Music Centre, New Central Library and City Hall! Spacious 2 bedrooms/2 baths with open layout and deluxe features including a - Modern kitchen with glossy white lacquered upper & wood-grain veneer lower cabinetry, granite counters with full-height backsplash & under mount sink; High end SS appliances, Full sized front loading washer & dryer, - Large balcony equipped with a gas BBQ OUTLET with Panoramic view of river and skylines! Amenities: 24-hour concierge, two fitness rooms, social lounge, steam room, heated indoor visitor parking, & rooftop garden with fire pit. - One heated underground parking stall and storage! Book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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







D PLAN
PULSE
2 BED / 2 BATH
957 SQ FT



EVOLUTION

NEARBY AMENITIES

GROCERY STORES

- Nearest grocery stores:
- Wegmans Canadian Superstore Calgary 6th Ave ★ 4.2
825 5 Ave SE, Calgary
0.1 km • 1 min
 - East Calgary General Store ★ 3.4
145 5 St SE, Calgary
0.3 km • 1 min
 - Blush Lane Organic Market Bridgeland ★ 4.6
617 Meredith Rd NE, Calgary
0.9 km • 3 mins

CAFES

- Nearest cafes:
- MUSE ★ 1
100 4 St SE #100, Calgary
0.1 km • 1 min
 - Good Earth Coffeehouse - East Village ★ 4.3
602 7 Ave SE, Calgary
0.3 km • 1 min
 - Phil & Sebastian Coffee Roasters - Simmonds Building Cafe ★ 4.5
618 Confluence Way SE, Calgary
0.2 km • 2 mins

RESTAURANTS

- Nearest restaurants:
- Soleil Bistro & Bar ★ 4.6
825 5 St SE, Calgary
0.1 km • 1 min
 - Charbar ★ 4.1
Simmonds Building, 618 Confluence Way SE, Calgary
0.2 km • 2 mins
 - THEIGHT ★ 4.9
631 Confluence Way SE, Calgary
0.3 km • 2 mins

PARKS

- Nearest parks:
- Park Plus Zone 9026 ★ 4
327 15 St SE, Calgary
0.2 km • 5 mins
 - South Bow Park ★ 3.5
636 Centre St S, Calgary
0.8 km • 4 mins
 - Harmony Park ★ 4
15 4 Ave SW, Calgary
0.9 km • 4 mins

NEARBY SERVICES

SCHOOLS

- Public Separate Private
- Nearest elementary school:
- Riverside School
107 6 A Street NE, Calgary
1.1 km • 4 mins
- Nearest junior high school:
- Riverside School
107 6 A Street NE, Calgary
1.1 km • 4 mins
- Nearest high school:
- Project Trust
315 10 Avenue SE, Calgary
1.0 km • 5 mins
- Powered by Statistics - November 2022

HOSPITAL

- Nearest hospital:
- Edmonton Trail Medical Clinic
409 8 Ave NE, Calgary
1.8 km • 5 mins

TRANSIT

- Nearest bus stop:
- WB 6 Ave SE @ 5 St SE
72 m • 1 min
- Nearest LRT stations:
- City Hall
0.3 km • 2 mins

POLICE

- Nearest police station:
- Calgary PS Ident Scu
215 7 Ave SE, Calgary
0.4 km • 2 mins

FIRE STATION

- Nearest fire stations:
- Fire Station No. 1
460 101 St, Calgary
0.9 km • 4 mins

