



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #701, Calgary T2G 0H1

MLS® #: **A2120371**

Area: **Downtown East
Village**

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

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **926**
Low Sqft:
Ttl Sqft: **926**

DOM

45

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony, BBQ gas line**

Construction:

Concrete, Glass

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked

Int Feat:

Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, No Smoking Home, Recessed Lighting

Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	3`7" x 8`4"
Den	Main	8`1" x 7`9"
Entrance	Main	7`11" x 4`5"
Kitchen	Main	7`9" x 10`2"
Dining Room	Main	4`2" x 12`6"
Living Room	Main	12`1" x 12`10"

Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 7`11"
Bedroom	Main	10`4" x 11`1"
Bedroom - Primary	Main	12`8" x 9`4"
4pc Bathroom	Main	4`11" x 8`9"
Walk-In Closet	Main	5`9" x 5`5"
Balcony	Main	9`3" x 20`1"

Legal/Tax/Financial

Condo Fee:
\$804

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512254**

Remarks

Pub Rmks: **Enjoy breathtaking panoramic views of the city skyline from your own private balcony. Step into this sophisticated 2-bedroom, 2-bathroom plus den unit to explore a contemporary interior adorned with sleek woodgrain floors, modern finishing, and expansive floor-to-ceiling windows that bathe the space in natural light. The seamless open-concept layout effortlessly integrates the living, dining, and kitchen areas, ideal for hosting gatherings or unwinding after a bustling day. The chef-inspired kitchen is a culinary haven, boasting high-end stainless steel appliances, wrap-around granite countertops / backsplash, ample cabinet space, and a sizable breakfast bar with seating, ensuring culinary endeavors are a joyous affair. Retreat to the serenity of the spacious bedrooms, each offering plush carpeting, abundant closet space, and expansive windows framing stunning views of the surrounding landscape. The primary ensuite exudes modern sophistication with its contemporary vanity, ample storage space, and large mirror. The main bathroom delights with granite countertops, luxurious walk-in shower featuring oversized glass doors. Evolution Condos offers an array of modern amenities including, state-of-the-art fitness center, saunas, concierge service, inviting party room, outdoor patio with barbecue area, an underground parking stall and a dedicated storage locker. Enjoy an ultimate urban lifestyle experience with access to a plethora of dining, shopping, and entertainment options outside your doorstep in the heart of the East Village, as well as scenic riverfront pathways, parks, and convenient public transit. Don't miss this opportunity to immerse yourself in luxury living at Evolution Condos. Contact us today to schedule a viewing and discover the unparalleled lifestyle that awaits you in Calgary's vibrant East Village.**

Inclusions:
Property Listed By: **N/A**
Hope Street Real Estate Corp.

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







