



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 6 Avenue #1102, Calgary T2G 1L7**

MLS® #: **A2120645**

Area: **Downtown East  
Village**

Listing Date: **04/05/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$29k, 10-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,033**

Low Sqft:

Ttl Sqft: **1,033**

Lot Information

Lot Sz Ar:

Lot Shape:

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: **Assigned,Guest,Parkade,Stall,Underground**

Utilities and Features

Roof: **Membrane**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick,Concrete,Metal Siding ,Stone**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**No Animal Home,Open Floorplan,Quartz Counters,Recreation Facilities,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>16`0" x 15`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 11`8"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 10`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`5" x 5`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`5" x 5`8"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>14`0" x 8`0"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$859

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc:

1512254

Remarks

Pub Rmks:

**Welcome to urban luxury living at its finest in unit 1102 of Evolution complex, situated in Calgary's vibrant downtown East Village. Boasting unparalleled sophistication, this residence offers a lifestyle of opulence and convenience. Step into your own personal oasis, where every detail has been meticulously crafted for the discerning buyer. With 2 bedrooms, including a huge primary bedroom featuring a walk-in closet and an ensuite bathroom with both shower and bathtub, comfort and elegance await you. The second bedroom is also generously sized, offering a grand city view that rivals even the most luxurious accommodations. But the real magic lies in the views - with sweeping vistas of the majestic river and the iconic Calgary Tower, every glance out of your window is a breathtaking masterpiece. Positioned perfectly at just the right height, you'll enjoy the tranquility of your surroundings without being whisked away by the winds of the city. And during special events like the Calgary Stampede parade, you'll have a front-row seat from the comfort of your own home. Enjoy the convenience of your own laundry room, an open living room ideal for entertaining, and remarkable views from every window. Plus, step out onto the huge balcony to fully immerse yourself in the beauty of your surroundings. Located in the heart of downtown, this residence offers the ultimate in convenience, with all the city's amenities right at your doorstep. From shopping to dining and entertainment, everything you need is just moments away. Plus, with schools nearby, it's the perfect location for families seeking both luxury and practicality. Don't miss out on the chance to make this exquisite residence yours. Contact your favourite agent today to book a viewing!**

Inclusions:

N/A

Property Listed By:

Kirin Realty & Management Inc.

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



















