



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #610, Calgary T2G 1L7

MLS® #: **A2121793**

Area: **Downtown East
Village**

Listing Date: **04/10/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Apr**

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: **590**
Low Sqft:
Ttl Sqft: **590**

DOM

39

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	17`6" x 11`6"	Kitchen	Main	9`6" x 8`3"
Bedroom - Primary	Main	11`3" x 10`8"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$523

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-EMU**

Legal Desc:

1512254

Remarks

Pub Rmks:

Are you looking for a Spacious and comfortable 1 Bedroom that you can walk to Downtown and to the River? Check this one located in East Village, one bedroom condo unit 590 sq. ft. w/ spectacular Downtown view! Open floor plan throughout the Living, Dining and Kitchen area. The South-facing Living room has a large window that goes up to ceiling height and leads you to the large Balcony that looks out to the Downtown view and Calgary Tower! The Kitchen offers SS appliances (a gas stove & microwave hood fan), Granite countertops w/ eating bar, Granite Backsplash and white cabinets. The Master Bedroom features a big L-shape window w/ a downtown view, and the closet has organizers. An in-suite Laundry, a 4 pc Bath w/ Granite countertops, and A/C to complete this unit. This building has a multi-purpose room with a kitchen, gym room, Sauna, Steam Room, Outdoor Patio with BBQ, and Fire Pit. Conceirge in the Front Lobby that is great for security and your package delivery. This amazing condo is assigned with one parking stall and one storage locker. Walking distance to Riverfront Pathways, Eau Claire Market, Princess Island Park, YMCA, and many restaurants. Don't miss this convenient spot in the downtown area!

Inclusions:

All Blinds

Property Listed By:

Jessica Chan Real Estate & Management Inc.

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







