



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #807, Calgary T2G 1L7

MLS® #: **A2123306**

Area: **Downtown East
Village**

Listing Date: **04/18/24**

List Price: **\$355,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **574**
Low Sqft:
Ttl Sqft: **574**

DOM

31
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,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 Room	Main	17`5" x 11`5"	Kitchen	Main	9`6" x 7`2"
Bedroom - Primary	Main	11`4" x 10`10"	4pc Bathroom	Main	7`10" x 5`0"
Foyer	Main	6`1" x 4`0"	Laundry	Main	3`2" x 3`2"
Balcony	Main	13`2" x 7`4"			

Legal/Tax/Financial

Condo Fee:
\$523

Title:
Fee Simple

Zoning:
CC-EMU

Legal Desc:	1512254	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to Evolution Pulse in the trendy community of East Village. This exclusive 1- bedroom, 1 bathroom located on the eight floor offers unparalleled EXECUTIVE LIVING and captivating views of downtown Calgary. Step inside to a spacious living area with floor to ceiling windows flooded with NATURAL LIGHT and upscale finishes. The modern kitchen is a chef's dream, featuring high-end stainless-steel appliances, granite countertops, gas range, raised cabinets and large island seating. The primary bedroom is good size with large windows and closet. Bathroom offers tub and shower combo. Central air conditioning for those hot summer days and IN-SUITE LAUNDRY conveniently in your unit. Large private BALCONY equipped with gas BBQ outlet overlooking city skylines. Now this is the perfect home to entertain! Amenities include full time CONCIERGE AND SECURITY SERVICE, fitness centre, sauna + steam room, recreation room, rooftop garden and VISITOR PARKING. This PET-FRIENDLY condo is located just steps away from Superstore, Central Library, LRT station, restaurants, shops, services, dog parks and walking distance to downtown core. Talk about unbeatable LOCATION! Experience urban living with vibrant social scene at its finest! Book a showing today and don't let this exceptional opportunity pass you by.</p>		
Inclusions:	N/A		
Property Listed By:	First Place Realty		

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





