



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #2402, Calgary T2G 1L7

MLS® #: **A2125681**

Area: **Downtown East
Village**

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

List Price: **\$599,900**

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: **1,021**
Low Sqft:
Ttl Sqft: **1,021**

DOM

25
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat: **Enclosed,Heated Garage,See Remarks,Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fan Coil,Forced Air**
Sewer:
Ext Feat: **Courtyard,Lighting,Other,Storage**

Construction:
Concrete,Glass,Mixed,Stone
Flooring:
Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave Hood Fan,Oven,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`8" x 8`2"
Living Room	Main	18`0" x 15`0"
5pc Ensuite bath	Main	
Dining Room	Main	10`2" x 11`2"

Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 11`6"
Bedroom	Main	10`2" x 10`0"
3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$925

Title:
Fee Simple

Zoning:
CC-EMU

Legal Desc:	1512254	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>This large, bright and open distinctive 2 Bed, 2 Bathroom with 2 heated underground parking stalls condo has spectacular city and river views and the executive style that you have been looking for! The stalls are side by side and NOT tandem like some other units, The second parking stall is super rare in combination with this amazing view + floor location .Welcome to Evolution in the trendy neighborhood of East Village. This CONTEMPORARY suite offers a gourmet kitchen with stainless steel appliances, gas range & huge working island which opens up to the large living & dining area, spacious living area with laminate floors, high ceilings and spacious bedrooms. You will appreciate all the natural light with the floor to ceiling windows with spectacular views throughout including your master suite. Embrace the views of the Bow River when you're entertaining or having your morning coffee on the Huge balcony. Heated tile flooring in bathrooms, dual climate zones, a/c, bbq-gas outlet on balcony, pet friendly with board approval, in-suite laundry are just some of the great features. The Evolution provides secured visitor parking, concierge service, 2 fitness centres w/steam room & sauna, social lounge & garden patio. Just minutes away from Stephen Ave, Zoo, walking/biking paths and all the shops & restaurants... Inner city Living & Condo Lifestyle at its finest! A must to see Call today!</p>		
Inclusions:	N/A		
Property Listed By:	MaxWell Capital Realty		

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













