



THE
A-TEAM

**RE/MAX
FIRST**

560 6 Avenue #305, Calgary T2G 1K7

MLS® #: **A2134913**

Area: **Downtown East
Village**

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

List Price: **\$439,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2015**

Finished Floor Area

Abv Sqft: **780**

Low Sqft:

Ttl Sqft: **780**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

32

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned,Carport,Converted Garage,Garage Door Opener,Heated Garage,Parkade,Stall,Underground

Utilities and Features

Roof: **Other**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmnt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	16`11" x 11`8"
Living Room	Main	12`10" x 12`8"
Foyer	Main	10`11" x 5`2"
3pc Bathroom	Main	7`11" x 4`11"

Room	Level	Dimensions
Bedroom	Main	11`4" x 8`5"
Kitchen With Eating Area	Main	10`3" x 10`11"
4pc Ensuite bath	Main	5`0" x 8`4"

Legal/Tax/Financial

Condo Fee:
\$684

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to this two-bedroom, two-bathroom condominium No pets and no smokers End unit located at the prestigious Evolution building in the vibrant heart of Calgary's East Village. This elegant residence offers an unmatched executive living experience in one of the city's most sought-after locales. Upon entry, you'll encounter an open-concept living area. The abundance of floor-to-ceiling windows bathes the space in natural light, accentuating the beauty of the surrounding riverfront landscape. The modern kitchen is a chef's delight, featuring upgraded high-end stainless steel appliances, sleek Corian countertops, ample cabinetry, and gas stove. The condo encompasses two generously sized bedrooms, each with large closets and floor-to-ceiling windows offering fantastic river and city views along with ample natural sunlight. The primary bedroom includes a 4-piece ensuite bathroom, complete with a luxurious bathtub, and elegant fixtures. Situated in The East Village, one of Calgary's most upscale, trendy, and vibrant neighborhoods, this condo offers an unparalleled urban living experience amidst natural beauty. The community is renowned for its dynamic arts scene, lively entertainment options, and a variety of restaurants, cafes, and boutique shops. The Bow River pathway system is at your doorstep, inviting exploration of scenic trails and participation in outdoor activities. With easy access to public transportation and major roadways, the entire city becomes easily accessible. The building offers exceptional amenities, including Concierge Services & 24hr Security, a Party Room, TWO Fitness Facilities, Sauna and Steam Room, Roof Deck with BBQ Area & Garden Lounge.**

Inclusions: **none**
Property Listed By: **Grand Realty**

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













