



THE A-TEAM

RE/MAX FIRST

510 6 Avenue #301, Calgary T2G1L7

MLS® #: A2135259 Area: Downtown East Village Listing Date: 05/25/24 List Price: \$490,000
Status: Active County: Calgary Change: -\$10k, 06-Jun Association: Fort McMurray



General Information

Prop Type: Residential Apartment Sub Type: Apartment City/Town: Calgary Year Built: 2016
Finished Floor Area: Abv Sqft: 920 Low Sqft: Ttl Sqft: 920

Access: Lot Feat: Park Feat: Assigned, Parkade, Stall, Underground

DOM: 31 Layout: Beds: 2 (2) Baths: 2.0 (2 0) Style: Apartment
Parking: Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Tar/Gravel Heating: Forced Air, Natural Gas Sewer: Ext Feat: Barbecue, Courtyard
Construction: Concrete Flooring: Laminate, Tile Water Source: Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Granite Counters, No Smoking Home

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Bathroom, Bedroom, Kitchen, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$804

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to Unit 301 at Evolution in the East Village. Experience an urban lifestyle with a variety of dining, shopping, and entertainment options right outside your door in the heart of the East Village. Enjoy scenic riverfront pathways, parks, dog parks, and convenient public transit, along with spectacular city skyline views from your balcony. This 2-bedroom, 2-bathroom plus den unit features a contemporary interior with modern finishes and floor-to-ceiling windows that flood the space with natural light. The open-concept layout is perfect for hosting guests. The chef-inspired kitchen boasts high-end stainless steel appliances, granite countertops and backsplash, ample cabinet space, and a large breakfast bar with seating. For added convenience, this unit includes central air, in-suite laundry and extra storage. Each bedroom offers stunning views of downtown. The primary bedroom features a large walk-in closet and a 4-piece ensuite with granite countertops. The main bathroom includes a fully tiled shower. Evolution Condos offers a range of modern amenities, including a gym, saunas, steam room, concierge service, a party room, an outdoor patio with a barbecue area, a secured heated underground parking stall, and a dedicated storage locker. The building is equipped with concierge and security services. This is city living at its finest. Book a viewing today!**

Inclusions: n/a
Property Listed By: **CIR Realty**

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







