



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: **\$480,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

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**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**182**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned, Parkade, Stall, Underground**

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**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`6" x 9`6"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 4`11"</b>
<b>Den</b>	<b>Main</b>	<b>8`3" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`10" x 12`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$804**

**Fee Simple**

**CC-EMU**

Fee Freq:

**Monthly**

Legal Desc: **1512254**

Remarks

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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**

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