



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 6 Avenue #2601, Calgary T2G 1L7**

MLS® #: **A2137096**

Area: **Downtown East  
Village**

Listing Date: **06/04/24**

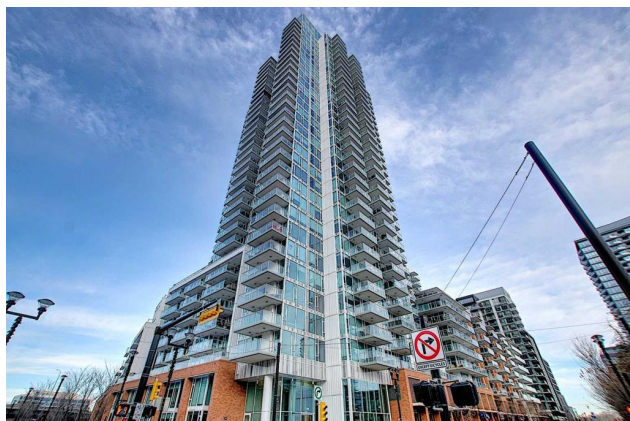
List Price: **\$490,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **Calgary**  
Year Built: **2016**

Finished Floor Area  
Abv Sqft: **923**  
Low Sqft:  
Ttl Sqft: **923**

DOM

**116**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Tandem,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9`7" x 4`11"
Kitchen	Main	9`7" x 8`5"
Bedroom - Primary	Main	15`6" x 9`11"
Office	Main	9`0" x 5`9"
4pc Ensuite bath	Main	

Room	Level	Dimensions
Living Room	Main	13`5" x 12`7"
Dining Room	Main	13`4" x 10`9"
Bedroom	Main	11`11" x 11`0"
3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$804**

**Fee Simple**  
Fee Freq:  
**Monthly**

**CC-EMU**

Legal Desc: **1512254**

Remarks

Pub Rmks: **26th FLOOR | MOUNTAIN, RIVER & CITY VIEWS | FLOOR TO CEILING WINDOWS | 2 PARKING STALLS | Soak up the evening sun on your roomy west facing balcony while enjoying city, mountain and river views. The floor to ceiling windows in this gorgeous 2 bed, 2 bath + DEN unit let in lots of natural light and allow you to enjoy the breathtaking views from the 26th floor. The kitchen is a chef's dream, featuring exquisite granite countertops, stunning cabinetry, a 5-burner gas stove with convection oven and warming drawer, and a convection microwave hood fan. The master bedroom features its own heating and A/C zone. Both bathrooms are elegantly appointed with heated tile floors and granite countertops. Other highlights include in-suite laundry, bedrooms wired for wall-mounted TVs, and have blackout blinds. Benefit from two-car tandem parking, storage in the secure parkade, underground visitor parking, and bike storage. Building amenities are top-notch, including a 24-hour concierge, fitness center, dry sauna, steam room, social room with kitchen and pool table, vast courtyard, and BBQ areas. Ideally situated near public transit, river pathways, Studio Bell, the new library, Stampede Park, Fort Calgary, many dining options and the Real Canadian Superstore across the street.**

Inclusions: **none**  
Property Listed By: **RE/MAX First**

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









