

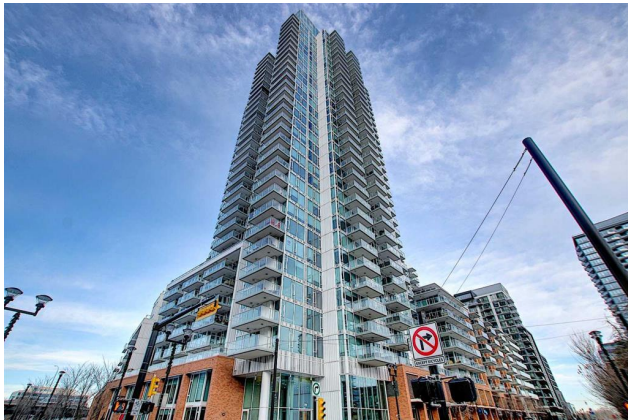


THE A-TEAM

RE/MAX FIRST

510 6 Avenue #2601, Calgary T2G 1L7

MLS® #: A2137096 Area: Downtown East Village Listing: 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: Apartment City/Town: Calgary Year Built: 2016
Finished Floor Area: Abv Sqft: 923 Low Sqft: Ttl Sqft: 923

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

DOM

232 Layout Beds: 2 (2) Baths: 2.0 (2.0) Style: High-Rise (5+)

Parking

Ttl Park: 2 Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Foyer, Kitchen, Bedroom - Primary, Office, 4pc Ensuite bath, Living Room, Dining Room, Bedroom, 3pc Bathroom.

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





