

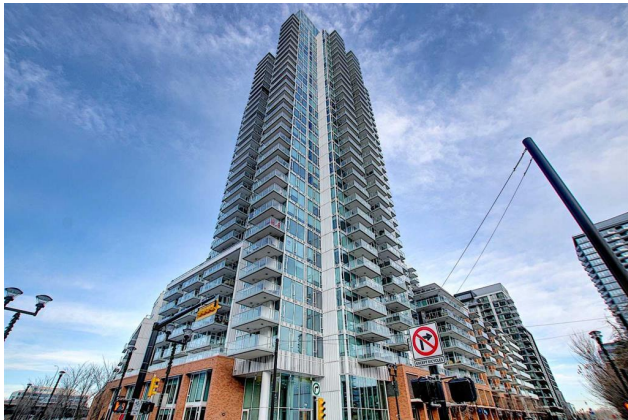


THE
A-TEAM

**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**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

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

DOM

200
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

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**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	9`7" x 4`11"	Living Room	Main	13`5" x 12`7"
Kitchen	Main	9`7" x 8`5"	Dining Room	Main	13`4" x 10`9"
Bedroom - Primary	Main	15`6" x 9`11"	Bedroom	Main	11`11" x 11`0"
Office	Main	9`0" x 5`9"	3pc Bathroom	Main	
4pc Ensuite bath	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



