



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #1305, Calgary T2G1L7

MLS® #: **A2142390**

Area: **Downtown East
Village**

Listing **06/18/24**

List Price: **\$524,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$11k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,045**
Low Sqft:
Ttl Sqft: **1,045**

DOM

102
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Other**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Oven,Refrigerator,Washer**
Int Feat: **Granite Counters,Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`2" x 10`6"
Kitchen	Main	10`0" x 9`10"
Walk-In Closet	Main	6`7" x 5`7"
Dining Room	Main	10`4" x 6`10"
3pc Bathroom	Main	7`11" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`5" x 16`1"
4pc Ensuite bath	Main	4`11" x 9`1"
Bedroom	Main	12`9" x 9`0"
Den	Main	7`6" x 8`7"

Legal/Tax/Financial

Condo Fee:
\$885

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to a perfect fusion of contemporary design and comfort featuring 2 Bedrooms, a Den, 2 Bathrooms, high up on the 13th floor this corner unit boasts a 270-degree panoramic view of the Bow River, Downtown Calgary, Calgary Tower, Studio Bell, and the Saddledome. Living and dining areas in Unit 1305 are designed for both entertainment and relaxation, flowing seamlessly into a dream kitchen equipped with granite countertops, a breakfast bar, and high-end stainless steel appliances. The Primary suite is a sanctuary of luxury with a spacious walk-in closet and an opulent ensuite bathroom. A large private balcony offers a serene outdoor space with a BBQ setup, ideal for enjoying the breathtaking views. The location in East Village places you amidst the city's finest dining, shopping, and cultural experiences, with unparalleled access to downtown and excellent transit connections. EVOLUTION PULSE | Full concierge and security services, ensuring peace of mind. The health and wellness facilities, including a sauna, steam room, and state-of-the-art gym. The building also features a courtyard, bike storage, and a lounge with a pool table, perfect for socializing and recreation. A fully-equipped business center with high-speed internet caters to the needs of working professionals. Evolution Pulse is a lifestyle choice offering luxury, convenience, and a superb investment opportunity in the vibrant heart of Calgary's East Village. This property is an ideal fit for discerning executives, professionals, and small families seeking a premium living experience in a dynamic urban setting. Discover urban luxury living in the heart of Calgary's vibrant East Village. Unit 1305 in the Evolution Pulse building offers a rare blend of elegance, convenience, and stunning cityscape views. For your own personal living, Unit 1305 is not just a residence; it's a lifestyle choice. For a rare investment opportunity; Unit 1305 stands as a lucrative investment opportunity. Flexible lease terms and professional management makes it a great turnkey investment property in a prime location.**

Inclusions: **n/a**
Property Listed By: **Real Estate Professionals Inc.**

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