



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #2902, Calgary T2G 1L7

MLS® #: **A2145230**

Area: **Downtown East Village**

Listing Date: **06/27/24**

List Price: **\$688,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,008**
Low Sqft:
Ttl Sqft: **1,008**

DOM

81
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:

Assigned,Tandem,Underground

Utilities and Features

Roof:
Heating: **Fan Coil,In Floor**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`7" x 8`2"	Dining Room	Main	10`0" x 5`0"
Living Room	Main	20`0" x 10`0"	Bedroom - Primary	Main	14`1" x 11`8"
Bedroom	Main	11`1" x 10`2"	Laundry	Main	6`0" x 5`7"
5pc Ensuite bath	Main	8`8" x 8`0"	3pc Bathroom	Main	8`3" x 5`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$925

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc: 1512254

Remarks

Pub Rmks: **Stunning 2-bedroom, 2-bath condo in Evolution located in Downtown East Village. Welcome to luxury living at its finest in the heart of Downtown East Village. This exquisite 2-bed, 2-bath condo in the prestigious Evolution building will impress you from the moment you step inside. Imagine the feeling of walking into a show suite every day, where every detail has been meticulously crafted for comfort and style. Floor-to-ceiling windows that offer breathtaking views of the river, downtown skyline, and mountains. The epitome of contemporary design, featuring an open-concept layout that seamlessly integrates living, dining, and kitchen areas. The Gourmet kitchen is equipped with granite countertops, a gas stove, stainless steel appliances and a convenient breakfast bar. A spacious Primary suite with a walk-through closet leading to a luxurious 5-piece ensuite. The bathroom features a separate tub, shower, double sinks and spacious vanity w/ granite countertop and plenty of storage. Additionally, the second bedroom has ample closet space, and a nearby 3-piece bath. Enjoy the comfort of heated floors throughout and in-suite laundry for added convenience. The Private NW facing balcony with a BBQ gas line is perfect for entertaining or enjoying peaceful evenings. Appreciate the advantage of underground parking w/ a tandem parking stall and storage locker. This building offers a state-of-the-art gym equipped with a sauna and steam room, a party room and rooftop patio w/ 2 BBQ stations and central air conditioning for added comfort. Peace of Mind with 24-hour Concierge service. Nestled in vibrancy, you'll be close to all amenities including shopping, dining, entertainment and public transportation. Direct access to the beautiful Bow River Pathway, perfect for walking, jogging, cycling and enjoying the scenic river views. This condo offers an unparalleled living experience, combining luxury, convenience, and stunning views. Don't miss the opportunity to make this exquisite property your new home.**

Inclusions:

FOB

Property Listed By:

RE/MAX Realty Professionals

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