



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #1903, Calgary T2G 0H1

MLS® #: **A2145743**

Area: **Downtown East Village**

Listing Date: **06/30/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,110**
Low Sqft:
Ttl Sqft: **1,110**

DOM

78
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof:
Heating: **Forced Air**

Sewer:
Ext Feat: **Balcony, BBQ gas line, Courtyard, Storage**

Construction:

Concrete

Flooring:

Carpet, Laminate, Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`7" x 14`3"	Kitchen	Main	9`2" x 12`4"
Dining Room	Main	10`9" x 12`4"	Bedroom - Primary	Main	11`8" x 14`4"
Bedroom	Main	9`6" x 15`0"	5pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	Den	Main	12`1" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$1,005

Title:
Fee Simple

Zoning:
CC-EMU

Fee Freq:
Monthly

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to your dream urban oasis! This stunning 2-bedroom, 2-bathroom apartment on the 19th floor in the heart of East Village offers breathtaking views of the Bow River and downtown skyline. The expansive floor-to-ceiling windows flood the space with natural light, highlighting the sleek laminate flooring throughout. The modern kitchen boasts granite countertops, a gas range stove, and ample storage, making it a chef's delight. Enjoy the convenience of in-suite laundry and the luxury of spacious bedrooms with ample closet space. Residents also have access to a state-of-the-art gym and sauna within the building. This apartment is perfect for those seeking a blend of style, comfort, and urban living. Don't miss out on this incredible opportunity—schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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