



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #2504, Calgary T2G 1L7

MLS® #: **A2146546**

Area: **Downtown East
Village**

Listing Date: **07/04/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **890**
Low Sqft:
Ttl Sqft: **890**

DOM

140
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Soaking Tub**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|-------------------------|--------------|---------------------|
| Living Room | Main | 14`0" x 12`0" | Kitchen | Main | 10`2" x 9`1" |
| Bedroom - Primary | Main | 11`5" x 11`1" | Bedroom | Main | 9`10" x 9`6" |
| Laundry | Main | 5`9" x 3`0" | 5pc Ensuite bath | Main | 0`0" x 0`0" |
| 3pc Bathroom | Main | 0`0" x 0`0" | | | |

Legal/Tax/Financial

Condo Fee:
\$764

Title:
Fee Simple

Zoning:
CC-EMU

| | | | |
|---------------------|---|----------------------|---------|
| Legal Desc: | 1512254 | Fee Freq: Monthly | Remarks |
| Pub Rmks: | <p>*** PRICE REDUCED *** WOW! What a beautiful view of the Bow River. Can't get better to enjoy this close to 900 square feet 2 bedroom condo unit on the 25th floor, with an unobstructed view out to the East and the spectacular view of the Bow River under \$480,000! The open floor plan seamlessly integrates the Living, Dining, and Kitchen areas. The East-facing Living room features a large window reaching ceiling height, leading to a generously sized Balcony (19' x 7'6") overlooking the Bow River and city skyline. The Kitchen is equipped with all JennAir stainless steel appliances, including a gas stove, Granite countertops with an eating bar, a granite backsplash, and white cabinets with soft closing. The Master Bedroom showcases a large window with picturesque Bow River views, a walk-thru closet with organizers, and a luxurious 5 pc Ensuite Bathroom (double vanity, soaker tub, granite counters). A second Bedroom also features a full-height window, with an adjacent full Bath boasting granite countertops. In-suite Laundry completes the unit. Residents of this building enjoy access to amenities including a multi-purpose room with kitchen, gym, sauna, steam room, outdoor patio with BBQ area, and fire pit. A concierge in the front lobby provides added security and assists with package deliveries. The condo includes one assigned parking stall and one storage locker. Located within walking distance to Riverfront Pathways, Princess Island Park, YMCA, and numerous dining options, this condo offers convenience and urban living at its finest. Walking distance to shopping and C-train. Don't miss out on this fantastic opportunity in the heart of downtown!</p> | | |
| Inclusions: | N/A | | |
| Property Listed By: | Jessica Chan Real Estate & Management Inc. | | |

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









