



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 6 Avenue #306, Calgary T2G 1L7**

MLS® #: **A2148578**

Area: **Downtown East  
Village**

Listing Date: **07/11/24**

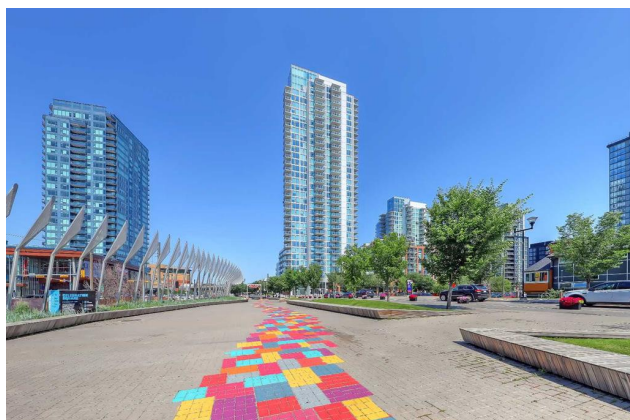
List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,023**  
Low Sqft:  
Ttl Sqft: **1,023**

DOM

**67**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Assigned, Underground**

Utilities and Features

Roof:  
Heating: **See Remarks**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 10`2"	Kitchen	Main	13`3" x 9`1"
Dining Room	Main	13`10" x 7`0"	Bedroom - Primary	Main	12`1" x 10`11"
Bedroom	Main	10`11" x 9`3"	3pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:  
**\$925**

Title:  
**Fee Simple**

Zoning:  
**CC-EMU**

Fee Freq:  
**Monthly**

Legal Desc: **1512254**

Remarks

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Pub Rmks: **\*VISIT MULTIMEDIA LINK FOR FULL DETAILS\*** Experience downtown urban living at its finest in this bright, open-concept 2-bed, 2-bath corner unit. Boasting over 1,000 sq ft of functional living space, the unit is bathed in natural light from floor-to-ceiling windows, creating an airy atmosphere. The large entryway includes a front closet for storage and a built-in desk nook ideal for working from home. The gourmet kitchen features an upgraded Jenn-Air stainless steel appliance package, sleek granite counters, a granite backsplash, dual-tone cabinetry, and an oversized central island with a dual basin sink and bar seating. The spacious living area is designed for comfort with floating wall storage and two large balconies offering stunning views of downtown Calgary and the Bow River. The primary suite includes plush carpet, dual closets, a luxurious 5-piece ensuite with dual vanities, a deep soaker tub, and an oversized shower. The generously sized secondary bedroom has floor-to-ceiling windows, a large closet, and cheater access to the main 3-piece bathroom, which includes a granite countertop vanity and a walk-in shower. The unit also features in-suite laundry, an assigned parking spot, and a storage unit. The Evolution condo complex offers premium amenities like concierge security, underground parking, a rooftop picnic area with BBQ, and fitness facilities with saunas and steam rooms. Located in East Village, you'll easily access coffee shops, the RiverWalk, LRT, Calgary Public Library, Studio Bell, a dog park, a community garden, and various shops. St. Patrick's Island is a block away, with more shopping and dining options nearby. This stylish condo with premium amenities in a prime location is perfect for modern urban living in Calgary. Contact us today for your private viewing!

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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