



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #401, Calgary T2G 1L7

MLS® #: **A2154905**

Area: **Downtown East Village**

Listing Date: **08/12/24**

List Price: **\$484,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **920**
Low Sqft:
Ttl Sqft: **920**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Breakfast Bar,High Ceilings,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 18`0"
Bedroom - Primary	Main	9`5" x 15`11"
Bedroom	Main	11`0" x 12`6"
3pc Bathroom	Main	7`10" x 4`11"
Balcony	Main	24`11" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`1" x 10`5"
Walk-In Closet	Main	5`7" x 5`4"
4pc Ensuite bath	Main	4`11" x 8`8"
Foyer	Main	12`1" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$804

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512254**

Remarks

Pub Rmks: **This beautiful and contemporary suite offers the best of downtown living in The Evolution by Bosa in Pulse Tower! With an ideal location in the EAST VILLAGE, this stunning 920 sq ft condominium features 2 bedrooms, 2 baths (both with heated floors) 9' ceilings, an open concept living space and kitchen, in-suite laundry and a fantastic den / flex space. This suite boasts upgraded appliances and high-end finishes throughout., a HUGE BALCONY to accommodate your outdoor downtown lifestyle with a natural gas outlet for your BBQ! Amenities include a Fitness Room with Steam Rooms, Social Lounge/Party Room, Heated Indoor Visitor Parking, an Amazing ROOFTOP GARDEN with a Fire Pit and 24-hour Security/Concierge. Enjoy the convenience of shopping, easy C-train access, restaurants and entertainment only steps away! Pet friendly and perfectly suited for a dynamic urban lifestyle - this is a must see property!!!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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