



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 6 Street #701, Calgary T2G 0H3**

MLS® #: **A2155380**

Area: **Downtown East  
Village**

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

List Price: **\$480,000**

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: **932**  
Low Sqft:  
Ttl Sqft: **932**

DOM

**41**  
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:

**Underground**

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Barbecue,Courtyard**

Construction:

**Concrete**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Granite Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`4" x 12`9"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`11"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>8`11" x 10`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`2" x 8`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>20`1" x 9`1"</b>

Room	Level	Dimensions
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`5" x 5`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 12`9"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>12`1" x 17`11"</b>
<b>Den</b>	<b>Main</b>	<b>7`2" x 7`10"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`9" x 8`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$804**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-EMU**

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to downtown living in the sought-after Evolution Building, located in Calgary's vibrant East Village. This stunning 2-bedroom, 2-bathroom, plus den unit features a modern living space with west facing floor-to-ceiling windows that offer stunning views of downtown with underground parking and storage. The sleek kitchen features high-end stainless steel appliances and granite countertops, perfect for entertaining. As you enter the primary bedroom, it offers a walk in closet with a 4-piece ensuite and miraculous views of downtown. The in-suite laundry and large den creates the perfect space for home offices. The Evolution condo offers access to premium amenities, including 24/7 concierge, a fitness centre, steam room, dry sauna, outdoor patio, barbecue, a party room, and an underground heated garage. Located steps from city transit, shopping, dining, entertainment and Calgary landmarks including the Calgary Central Library, Studio Bell, and St. Patrick Island Park, this unit offers the ultimate urban lifestyle. Don't miss this opportunity to make Unit 701 your new home.**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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