



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #702, Calgary T2G 1L7

MLS® #: **A2155704**

Area: **Downtown East
Village**

Listing Date: **08/06/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 07-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **716**

Low Sqft:

Ttl Sqft: **716**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

137

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Underground

Utilities and Features

Roof:
Heating: **Forced Air**

Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	14`9" x 4`11"
Foyer	Main	10`6" x 8`9"
Kitchen	Main	9`0" x 10`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`0" x 9`10"
Den	Main	7`10" x 8`0"
Living Room	Main	17`4" x 12`1"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$643	Fee Simple	CC-EMU
	Fee Freq:	
	Monthly	

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to your new home at Downtown East Village. Enjoy your urban life style with nearby dining, shopping, variety of entertainment, rivers, parks and more! This stunning 1 bed 1 bath condo unit is perfect for Starter home buyers or investors. This is the best priced unit from this building. An open concept design links foyer, kitchen, living room and dining room all together, allowing natural sun lights fill every corner through large, floor to ceiling windows. The impressive kitchen features granite countertops, lots of cabinet spaces, and stainless steel appliances. A gas stove makes your cooking experience even better. The large bedroom connects with a luxurious 5-piece ensuite with floor heating, dual vanities, a deep soaker tub, and an oversized shower. Imaging yourself enjoying the evening on your large balcony, or taking a walk on rooftop garden, or doing daily exercise in fitness facility, or talking to friends in social room, or more and more. This unit comes with an underground parking stall and a storage unit as well. Don't let your opportunity slips away, book your showing today!**

Inclusions: **Windows Covering-All**
 Property Listed By: **YMK Real Estate & Management Inc.**

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





