



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 6 Avenue #1002, Calgary T2G 1L7**

MLS® #: **A2157551**

Area: **Downtown East Village**

Listing Date: **08/29/24**

List Price: **\$514,900**

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: **1,042**  
Low Sqft:  
Ttl Sqft: **1,042**

DOM

**20**  
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, Parkade, Underground**

Utilities and Features

Roof: **Membrane**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Built-in Barbecue, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 8`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 10`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 7`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`5" x 5`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 11`7"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`5" x 8`3"</b>

Legal/Tax/Financial

Condo Fee: <b>\$924</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>CC-EMU</b>
----------------------------	--	--------------------------

Legal Desc: **1512254**

Remarks

Pub Rmks: **Come see this beautiful NW CORNER 2 bedroom 2 bath in the PULSE tower at EVOLUTION. This great suite built by Bosa Developments includes a chef inspired kitchen, floor to ceiling windows, A/C, multiple thermostats for different temps in each room, a large patio with gas hookup, heated floors, and great views of the bow river and downtown Calgary. Amenities include a full Fitness facility with sauna and steam room, an Owners Lounge with a full kitchen, Concierge and a Full time security desk, a Courtyard with communal BBQs and lots of visitor parking and bicycle storage. Well located in East Village and just a few blocks away from the City Hall train station and the +15. You are steps away from many shops and restaurants, St Patricks Island, the River path, the new Central Library, Studio Bell, and don't forget the new SUPERSTORE right across the street. Don't miss out... book your showing today! -**

Inclusions: **n/a**  
Property Listed By: **City Homes Realty**

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