

**560 6 Avenue #509, Calgary T2G1K7**

MLS® #: **A2160045** Area: **Downtown East Village** Listing Date: **08/30/24** List Price: **\$469,000**  
 Status: **Active** County: **Calgary** Change: **-\$11k, 16-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **873**  
 Low Sqft:  
 Ttl Sqft: **873**

DOM

**19**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Central, Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Lighting, Storage**

Construction: **Concrete**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`10" x 5`2"	3pc Bathroom	Main	8`2" x 5`6"
Bedroom	Main	13`11" x 9`8"	Kitchen With Eating Area	Main	9`3" x 10`2"
Living Room	Main	16`6" x 12`8"	Bedroom - Primary	Main	16`3" x 11`3"
5pc Ensuite bath	Main	8`8" x 8`2"			

Legal/Tax/Financial

Condo Fee: **\$764** Title: **Fee Simple** Zoning: **CC-EMU**

Fee Freq:  
**Monthly**

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to the Evolution building in the vibrant neighbourhood of East Village in Calgary! This complex is unique, bursting with amenities such as a steam room, sauna, two fitness centers, and a concierge available 24/7. There is also a HUGE outdoor seating area/ courtyard hidden away from downtown life's hustle and bustle. Enter into your fifth-floor home, and the first thing you will notice is the wide open floor plan and a beautiful chef's kitchen. The HUGE gas stove and granite countertops await your next family meal. The HUGE kitchen island will be the centrepiece of your gatherings. Head over into the living room that will be filled with laughs and memories for years to come. The HUGE balcony off of the living room provides a beautiful view of the Bow River and the courtyard below that really feels like your own private retreat! Head to the spacious primary that is accompanied by a walk-through closet and your very own spa-like 5-piece ensuite with HEATED FLOORS! The thoughtful layout of this property by the builder made sure that your second bedroom is on the opposite side giving you and your guests the privacy you need. This unit comes with underground, heated, parking AND a storage unit on top of the ample storage space inside the unit. Book your showing today to see this beauty!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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













