

510 6 Avenue #1707, Calgary T2G 1L7

MLS® #: **A2160649** Area: **Downtown East Village** Listing Date: **08/29/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **593**
 Low Sqft:
 Ttl Sqft: **593**

DOM

21
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil,In Floor**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Granite Counters,High Ceilings,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`0" x 9`5"	Dining Room	Main	9`0" x 6`0"
Living Room	Main	12`0" x 11`6"	Foyer	Main	6`0" x 4`0"
Laundry	Main	3`2" x 3`1"	Balcony	Main	13`3" x 7`3"
Bedroom - Primary	Main	11`3" x 10`11"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$523** Title: **Fee Simple** Zoning: **CC-EMU**

Fee Freq:
Monthly

Legal Desc: **1512254**

Remarks

Pub Rmks: **Discover downtown Calgary living at its finest on the 17th floor in the prestigious Evolution - Pulse building, nestled in the heart of Calgary's vibrant East Village! This elegant 1 bedroom, 1 bathroom residence boasts floor to ceiling windows that offer breathtaking south views of the Saddledome, Calgary Tower, and the Bow River. The open concept layout and soaring ceilings create a spacious, airy feel, while an abundance of natural light floods the space. The modern kitchen features stainless steel appliances, gas stove, undermount lighting, and luxurious granite countertops, complemented by stylish vinyl plank flooring throughout. The spacious living room flows seamlessly into a private balcony, where you can unwind and soak in the vibrant cityscape. The primary bedroom is a relaxing oasis - wake up each morning with breathtaking views from your expansive floor to ceiling windows. The 4-piece bathroom features granite countertops, a deep soaker tub, and in-floor heating. Other highlights include central A/C, in-suite laundry, dual zone heating/cooling in both the bedroom and main living space, underground parking, and a separate storage locker. Residents will enjoy premium amenities including concierge services, a state of the art gym, relaxing sauna and steam room, huge rooftop terrace, and owner's lounge. Located just minutes from Stampede Park, Studio Bell, scenic paths along the river, public transit, and a variety of trendy shops and restaurants, this home offers convenience and a dynamic urban lifestyle.**

Inclusions: **Mirror at front entrance, Floating shelves, Blinds**
Property Listed By: **eXp Realty**

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