

510 6 Avenue #2706, Calgary T2G 1L7

	2161678 tive	Area: County:	Downtown East Village Calgary	Listing Date: Change:	09/05/24 None		: \$675,000 on:Fort McMurray			
				General In Prop Type: Sub Type: City/Town: Year Built: Lot Inform Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Residential Apartment Calgary 2016 Parkade,Secured,St	Finished Floor Area Abv Sqft: Low Sqft: Ttl Sqft:	1,285 1,285	DOM 13 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	2 (2) 2.0 (2 0) High-Rise (5+) 2
-						Utilities and Featur				
Roof: Heating: Sewer:	In Floor,Forced	l Air		Construction: Brick,Concrete,Metal Siding Flooring:						
Ext Feat:	Balcony			Laminate,Tile Water Source: Fnd/Bsmt:						
Kitchen Appl: Int Feat:		Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer Double Vanity,Kitchen Island,See Remarks,Walk-In Closet(s)								

Int Feat: Utilities:

Room Information

<u>Level</u> Main Main Main Main Main	Dimensions 6`7" x 9`7" 7`8" x 10`2" 11`6" x 11`10" 6`0" x 8`5" 4`11" x 7`11"	Room Kitchen Living Room Bedroom Laundry Spc Ensuite bath Legal/Tax/Financial	<u>Level</u> Main Main Main Main Main	Dimensions 9`0" x 11`0" 13`5" x 23`5" 11`1" x 11`2" 3`1" x 9`6" 7`11" x 8`8"
	Title: Fee Simple Fee Freq: Monthly		Zoning: CC-EMU	
1512254		Remarks		
positioned to capture downtown skyline, th up the sky, and bask row seat to the beau Dishwasher and Sam you can bask in the o parking spots; tande and a most convenie Superstore across th restaurants are all w	e the vibrant essence of the city. Fro he winding Bow River, and the iconic king in the serenity of breathtaking s ity and excitement that defines this usung Microwave. Two generous size grand spa-like 5 piece ensuite - simp em style parking, accessible from fro ent proximity to the Saddledome and he street, East Calgary General Store	om your CORNER UNIT with astonia Saddledome. You're gifted with s sunsets that paint the horizon in a incredible city. An entertainers dr d bedrooms including a custom Ca ly gorgeous, and a private den / fi nt AND rear, located immediately new Event Center which is now u a, and Blush Lane Organic Market.	shing window views and TV some of the best seats for t tapestry of colors. This is eam, you are equipped wit alifornia Closet organizer ir lex room is yours to make y next to the elevator, smart nder construction. Surroun Elementary, Jr. High, and H	WO Balconies, gaze upon the breathtaking the mesmerizing Stampede fireworks lighting more than just an apartment - it's your front- th a gourmet kitchen; Gas stove, a newer Jennair in the primary bedroom. At the end of the day, your own. Your new living comes with TWO t light switches in the kitchen and living room, aded by convenient amenities; Transit,
	Main Main Main Main Main 1512254 Welcome to your 274 positioned to captur downtown skyline, t up the sky, and bask row seat to the beau Dishwasher and Sam you can bask in the parking spots; tande and a most convenie Superstore across th	Main 6'7" x 9'7" Main 7'8" x 10'2" Main 11'6" x 11'10" Main 6'0" x 8'5" Main 4'11" x 7'11" Title: Fee Simple Fee Freq: Monthly 1512254 Welcome to your 27th floor dream home in trendy Down positioned to capture the vibrant essence of the city. Free downtown skyline, the winding Bow River, and the iconic up the sky, and basking in the serenity of breathtaking s row seat to the beauty and excitement that defines this Dishwasher and Samsung Microwave. Two generous size you can bask in the grand spa-like 5 piece ensuite - simp parking spots; tandem style parking, accessible from fro and a most convenient proximity to the Saddledome and Superstore across the street, East Calgary General Store restaurants are all within walking distance. View today to	Main 6'7" x 9'7" Kitchen Main 7'8" x 10'2" Living Room Main 11'6" x 11'10" Bedroom Main 6'0" x 8'5" Laundry Main 6'1" x 7'11" Spc Ensuite bath Legal/Tax/Financial Title: Fee Simple Fee Simple Fee Freq: Monthly 1512254 Remarks Welcome to your 27th floor dream home in trendy DowntownEast Village. Experience luxu positioned to capture the vibrant essence of the city. From your CORNER UNIT with astonic downtown skyline, the winding Bow River, and the iconic Saddledome. You're gifted with sup the sky, and basking in the serenity of breathtaking sunsets that paint the horizon in a row seat to the beauty and excitement that defines this incredible city. An entertainers dr Dishwasher and Samsung Microwave. Two generous sized bedrooms including a custom Ci you can bask in the grand spa-like 5 piece ensuite - simply gorgeous, and a private den / f parking spots; tandem style parking, accessible from front AND rear, located immediately and a most convenient proximity to the Saddledome and new Event Center which is now u Superstore across the street, East Calgary General Store, and Blush Lane Organic Market. restaurants are all within walking distance. View today to make this your own luxury-in-th	Main 6'7" x 9'7" Kitchen Main Main 7'8" x 10'2" Living Room Main Main 11'6" x 11'10" Bedroom Main Main 6'0" x 8'5" Laundry Main Main 6'11" x 7'11" Spc Ensuite bath Main Main 4'11" x 7'11" Spc Ensuite bath Main Legal/Tax/Financial CC-EMU Fee Simple CC-EMU Fee Simple CC-EMU Fee Freq: Monthly 1512254 Remarks Monthly Spc Ensuite bath statisting with unparalleled positioned to capture the vibrant essence of the city. From your CORNER UNIT with astonishing window views and TI downtown skyline, the winding Bow River, and the iconic Saddledome. You're gifted with some of the best seats for up the sky, and basking in the serenity of breathtaking sunsets that paint the horizon in a tapestry of colors. This is row seat to the beauty and excitement that defines this incredible city. An entertainers dream, you are equipped with Dishwasher and Samsung Microwave. Two generous sized bedrooms including a custom California Closet organizer i you can bask in the grand spa-like 5 piece ensuite - simply gorgeous, and a private den / flex room is yours to make parking spots; tandem style parking, accessible from front AND rear, located immediately next to the elevator, smar and a most convenient proximity to the Saddledome and new Event Center which is now under construction. Surrour Superstore across the street, East Calgary General Stor

Property Listed By:

eXp Realty

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











