



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 6 Avenue #2706, Calgary T2G 1L7**

MLS® #: **A2161678**

Area: **Downtown East  
Village**

Listing Date: **09/05/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,285**

Low Sqft:

Ttl Sqft: **1,285**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**13**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

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

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Secured,Stall,Tandem**

Utilities and Features

Roof:  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**  
Int Feat: **Double Vanity,Kitchen Island,See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`7" x 9`7"	Kitchen	Main	9`0" x 11`0"
Dining Room	Main	7`8" x 10`2"	Living Room	Main	13`5" x 23`5"
Bedroom - Primary	Main	11`6" x 11`10"	Bedroom	Main	11`1" x 11`2"
Office	Main	6`0" x 8`5"	Laundry	Main	3`1" x 9`6"
3pc Bathroom	Main	4`11" x 7`11"	5pc Ensuite bath	Main	7`11" x 8`8"

Legal/Tax/Financial

Condo Fee: <b>\$1,126</b>	Title: <b>Fee Simple</b>	Zoning: <b>CC-EMU</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc:	<b>1512254</b>	Remarks
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Pub Rmks: **Welcome to your 27th floor dream home in trendy DowntownEast Village. Experience luxury living with unparalleled views in this stunning apartment, perfectly positioned to capture the vibrant essence of the city. From your CORNER UNIT with astonishing window views and TWO Balconies, gaze upon the breathtaking downtown skyline, the winding Bow River, and the iconic Saddledome. You're gifted with some of the best seats for the mesmerizing Stampede fireworks lighting up the sky, and basking in the serenity of breathtaking sunsets that paint the horizon in a tapestry of colors. This is more than just an apartment - it's your front-row seat to the beauty and excitement that defines this incredible city. An entertainers dream, you are equipped with a gourmet kitchen; Gas stove, a newer Jennair Dishwasher and Samsung Microwave. Two generous sized bedrooms including a custom California Closet organizer in the primary bedroom. At the end of the day, you can bask in the grand spa-like 5 piece ensuite - simply gorgeous, and a private den / flex room is yours to make your own. Your new living comes with TWO parking spots; tandem style parking, accessible from front AND rear, located immediately next to the elevator, smart light switches in the kitchen and living room, and a most convenient proximity to the Saddledome and new Event Center which is now under construction. Surrounded by convenient amenities; Transit, Superstore across the street, East Calgary General Store, and Blush Lane Organic Market. Elementary, Jr. High, and High schools, along with a plethora of cafe's and restaurants are all within walking distance. View today to make this your own luxury-in-the-sky!**

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

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



















