



THE A-TEAM

RE/MAX FIRST

560 6 Avenue #309, Calgary T2G 1K7

MLS® #: A2162685 Area: Downtown East Village Listing Date: 09/04/24 List Price: \$449,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment City/Town: Calgary Year Built: 2015
Finished Floor Area: Abv Sqft: 863 Low Sqft: Ttl Sqft: 863

Access: Lot Feat: Park Feat: Underground

DOM

14 Layout Beds: 2 (2) Baths: 2.0 (2.0) Style: High-Rise (5+)

Parking

Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Rubber Heating: Fan Coil, In Floor Sewer: Courtyard, Other Ext Feat:
Construction: Brick, Concrete, Metal Siding Flooring: Carpet, Ceramic Tile, Laminate
Water Source: Fnd/Bsmt: Kitchen Appl: Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Granite Counters, Kitchen Island Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Bathroom, Bedroom, and Living Room.

Legal/Tax/Financial

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

Monthly

Legal Desc: 1512254

Remarks

Pub Rmks: **Welcome to your dream condo in the heart of East Village, where urban living meets peaceful comfort. This modern 2 Bed/2Bath condo is the perfect blend of modern luxury and convenience, boasting high-end finishes and thoughtfully designed spaces throughout. From the moment you enter, you will take note of the sleek finishes and functional layout; the modern kitchen is fully equipped with stainless steel appliances, white cabinetry with under-mount lighting, gorgeous stone backsplash, and a large island with beautiful quartz countertops and breakfast bar. Enjoy the serene courtyard views from your spacious patio, offering a great place to unwind in the evenings or enjoy your morning coffee. The two bedrooms are separated for added privacy, and both bathrooms boast luxurious in-floor heating. The primary suite features a large walk-through closet and includes a 5-piece ensuite featuring dual vanities, a large soaker tub, and in-floor heat. The second bedroom is separated for added privacy and the second 4-piece bathroom also features in-floor heat. This condo comes with in-suite laundry, an underground parking stall and underground storage. Don't miss your chance to own in the Evolution building that offers top-notch amenities, including two workout facilities, a sauna, steam room, party room, outdoor patio with BBQs, concierge service 7 days/week and 24/hr security. Located just steps to the Bow River pathways, coffee shops & restaurants, and the convenience of Superstore just down the street! This condo combines convenience with luxury. Don't miss out!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









