



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #605, Calgary T2G 1L7

MLS® #: **A2164991** Area: **Downtown East Village** Listing Date: **09/12/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,384**
 Low Sqft:
 Ttl Sqft: **1,384**

DOM
7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Views
 Leased,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line**
 Construction: **Brick,Concrete**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Sauna**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------|-------|----------------|
| Dining Room | Main | 15`3" x 11`4" | Living Room | Main | 15`11" x 12`5" |
| Bedroom - Primary | Main | 13`9" x 10`11" | Bedroom | Main | 13`9" x 12`5" |
| 3pc Bathroom | Main | 9`1" x 5`5" | 5pc Bathroom | Main | 8`8" x 8`0" |
| Den | Main | 9`6" x 6`2" | Kitchen | Main | 8`10" x 16`6" |
| Balcony | Main | 30`8" x 26`1" | | | |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,166

Fee Simple

CC-EMU

Fee Freq:
Monthly

Legal Desc: **1512254**

Remarks

Pub Rmks: **Come see this beautiful NE CORNER 2 Bedroom+DEN in the PULSE tower at EVOLUTION. This once of kind suite built by Bosa Developments includes a chef inspired kitchen, floor to ceiling windows, A/C, multiple thermostats for different temps in each room, a 700 SQ FT OVERSIZED PATIO overlooking the bow river with gas hookup, 5 piece ensuite with heated floors, great views, and THREE UNDERGROUND PARKING STALLS. Amenities include a full Fitness facility with sauna and steam room, an Owners Lounge with a full kitchen, Concierge and a Full time security desk, a Courtyard with communal BBQs and lots of visitor parking and bicycle storage. Well located in East Village and just a few blocks away from the City Hall train station and the +15. You are steps away from many shops and restaurants, St Patricks Island, the River path, the new Central Library, Studio Bell, and don't forget the new SUPERSTORE right across the street. You are also a 10 minute walk from the new event center expected to be completed by 2027. Don't miss out... book your showing today!**

Inclusions:
Property Listed By: **n/a**
City Homes Realty

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









