



THE
A-TEAM

**RE/MAX
FIRST**

560 6 Avenue #603, Calgary T2G 1K7

MLS® #: **A2166077** Area: **Downtown East Village** Listing Date: **09/24/24** List Price: **\$399,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **780**
 Low Sqft:
 Ttl Sqft: **780**

DOM

88
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 12`0"	Kitchen	Main	10`6" x 9`7"
Dining Room	Main	7`4" x 3`6"	Laundry	Main	3`1" x 3`1"
Walk-In Closet	Main	8`1" x 5`8"	Bedroom - Primary	Main	11`7" x 11`1"
Bedroom	Main	8`9" x 8`3"	4pc Ensuite bath	Main	8`3" x 4`11"
3pc Bathroom	Main	7`10" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$684

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc: 1512254

Remarks

Pub Rmks: Experience the ultimate in urban living with this chic, sun-soaked 2-bedroom, 2-bathroom condo, located just steps from Calgary's stunning riverfront in the vibrant Downtown East Village. With an open-concept design, this home seamlessly blends style and functionality, making it ideal for both entertaining and everyday comfort. The sleek modern kitchen features upgraded appliances and quartz countertops. The spacious primary bedroom boasts double mirrored closets and a 4-piece ensuite. The second bedroom is perfect for guests or a stylish home office, and the 3-piece guest bathroom adds further convenience. Floor-to-ceiling windows flood the space with natural light, opening onto a large south-facing private patio, providing you spectacular views into downtown Calgary. Other recent upgrades include high-end laundry set and smart light switches controllable via phone. The building offers exceptional amenities, including two gyms, a steam room, sauna, party room, and outdoor living spaces, complemented by concierge service, secure bike storage, and indoor guest parking. Steps from the Bow River pathways, Saddledome, Superstore, and Calgary's finest shopping and award-winning dining, schedule a showing today to experience a lifestyle of modern elegance and convenience in one of the city's most dynamic and trendy neighborhoods!

Inclusions: Primary bedroom 2 floating nightstands, Kitchen island table
Property Listed By: TREC The Real Estate Company

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









