



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #1102, Calgary T2G 1L7

MLS® #: **A2167437**

Area: **Downtown East
Village**

Listing Date: **10/11/24**

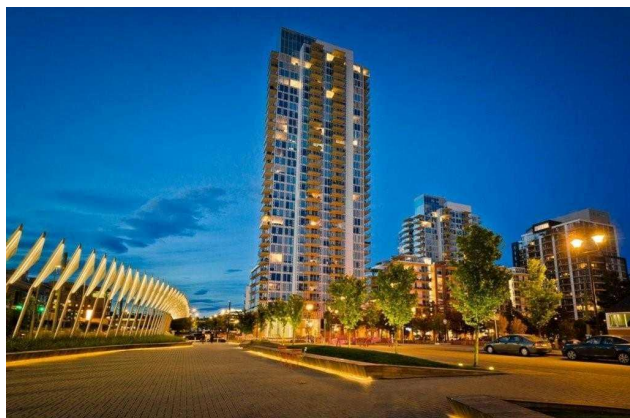
List Price: **\$498,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,064**
Low Sqft:
Ttl Sqft: **1,064**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,Open Floorplan,Quartz Counters,Recreation Facilities,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	18`7" x 15`0"	Kitchen With Eating Area	Main	9`7" x 8`5"
Bedroom - Primary	Main	13`8" x 11`8"	5pc Ensuite bath	Main	8`8" x 7`11"
Bedroom	Main	10`0" x 10`11"	Entrance	Main	10`2" x 5`9"
Laundry	Main	6`0" x 5`7"	3pc Bathroom	Main	8`3" x 5`5"
Balcony	Main	14`2" x 8`0"	Walk-In Closet	Main	5`4" x 8`8"
Walk-In Closet	Main	5`11" x 8`4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$859

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc: 1512254

Remarks

Pub Rmks: **This beautiful home in the Evolution, located in the heart of trendy East Village, offers the ultimate in luxury and maintenance-free living. The Pulse building boasts fantastic views of the city, river, and mountains. This 2-bedroom, 2-bathroom unit features large floor-to-ceiling windows that fill the home with natural light. The seamless open-concept layout includes a thoughtfully appointed gourmet chef's kitchen, highlighted by marbled granite countertops, a massive center island with a breakfast bar, high-end stainless steel appliances, a pantry, and ample cabinet space. Adjacent to the kitchen is a bright, formal dining area and a spacious living room, both flooded with sunlight and stunning views. The extraordinary primary bedroom comes with a spa-like 5-piece ensuite bathroom, featuring private showers, double vanity sinks, and closets. Additionally, there is a generous second bedroom, a gorgeous 3-piece bathroom, in-suite laundry, ample storage space, and a den perfect for a home office. The living space extends to a deck, providing a perfect spot to enjoy the views. This unit includes side-by-side parking stalls in a heated, secured underground garage, along with an assigned storage locker. Evolution offers exclusive, top-of-the-line amenities, including two fitness rooms with a steam room, a party room, and a rooftop patio perfect for entertaining. Additional features include concierge service, after-hours security, and much more. The location is unbeatable, just steps from the River Walk pathway system, the LRT station, the new state-of-the-art Central Library, and the National Music Centre. It's also a short walk to Stampede Park and the Saddledome, dog parks, shopping, popular restaurants, bars, coffee shops, Downtown, the 17th Avenue Entertainment District, and Inglewood.**

Inclusions: none
Property Listed By: Century 21 Bamber Realty LTD.

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



