



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 6 Avenue #1605, Calgary T2G1L7**

MLS® #: **A2170403**

Area: **Downtown East Village**

Listing Date: **10/03/24**

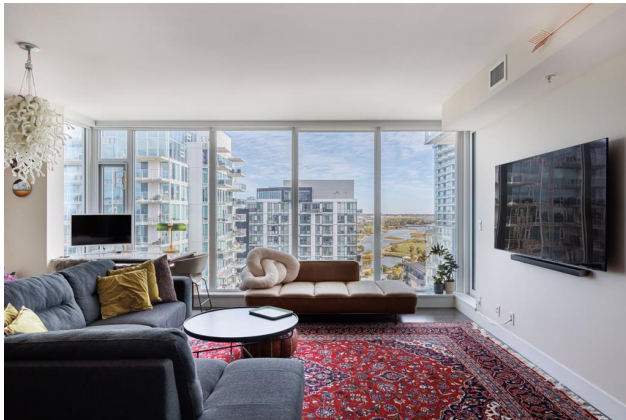
List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential Apartment**  
**Calgary**  
**2017**

Finished Floor Area

Abv Sqft: **1,031**

Low Sqft:

Ttl Sqft: **1,031**

**Stall, Underground**

DOM

**48**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`9" x 9`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`3" x 13`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 10`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 18`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`2" x 10`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$885**

Title:  
**Fee Simple**

Zoning:  
**CC-EMU**

Fee Freq:  
**Monthly**

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to luxury living at its finest in the heart of Downtown East Village. This exquisite 2-bedroom plus den, 2-bath condo in the prestigious Evolution building will impress you from the moment you step inside. Floor-to-ceiling windows offer breathtaking views of the river and mountains. The epitome of contemporary design, this unit features an open-concept layout that seamlessly integrates the living, dining, and kitchen areas. The gourmet kitchen is equipped with granite countertops, a gas stove, stainless steel appliances, and a convenient breakfast bar. The spacious primary suite leads to a luxurious 4-piece ensuite, complete with a separate shower, a granite-topped vanity, and plenty of storage. The den is thoughtfully designed with built-ins, providing ample workspace or additional storage. Additionally, the second bedroom offers generous closet space and is conveniently located near a 3-piece bath. Enjoy the comfort of heated floors in the bathrooms and in-suite laundry for added convenience. The private east-facing balcony, complete with a BBQ gas line and upgraded deck tiles, is perfect for entertaining or enjoying peaceful mornings. The unit also includes underground parking with a single parking stall, a storage locker, and access to bike storage. Building amenities are top-tier, featuring two state-of-the-art gyms, a sauna, steam room, party room, rooftop patio with two BBQ stations, and central air conditioning for added comfort. You'll also benefit from 24-hour security and concierge service. Nestled in a vibrant community, you'll be close to all amenities, including shopping, dining, entertainment, and public transportation. With direct access to the beautiful Bow River Pathway, perfect for walking, jogging, cycling, and enjoying scenic river views, this condo offers an unparalleled living experience. Don't miss the opportunity to make this exquisite property your new home.**

Inclusions: **NA**  
Property Listed By: **Century 21 Masters**

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









