



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #207, Calgary T2G 1L7

MLS® #: **A2170463** Area: **Downtown East Village** Listing Date: **10/03/24** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat:

Views
Parkade,Secured,Stall,Underground

Finished Floor Area

Abv Sqft: **1,055**
 Low Sqft:
 Ttl Sqft: **1,055**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`3" x 6`10"	Kitchen With Eating Area	Main	9`1" x 13`5"
Living Room	Main	14`2" x 17`0"	Office	Main	3`10" x 6`6"
Bedroom - Primary	Main	10`10" x 12`0"	Bedroom	Main	8`7" x 9`3"
5pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$885** Title: **Fee Simple** Zoning: **CC-EMU**

Fee Freq:
Monthly

Legal Desc: **1512254**

Remarks

Pub Rmks: **Welcome to unit #207 in the Pulse Tower at Evolution! Located in Calgary's sought after East Village, this well-appointed, corner unit comes with 2 underground parking stalls and has a massive 390sqft patio overlooking the Bow River. The moment you step inside you will fall in love with luxurious finishes, the open layout, high ceilings and fabulous river/city views, from your floor to ceiling windows. This unit has two spacious bedrooms; The primary with stunning views, dual closets and a 5-piece ensuite, with heated floors, granite counter tops, and a sperate bath and shower. The guest bedroom is great for company and even has a Jack and Jill entrance to the 4-piece bathroom. The kitchen is a chef's dream, filled stainless steel appliances and a Jenn-Air gas range and microwave hood fan. It has two toned cabinetry, a large kitchen island with breakfast bar, finished off with beautiful granite countertops and a custom California closet system in the pantry. The living space has plenty of room for family/friends and offers a tranquil setting. Again, you are surrounded by floor to ceiling windows and great views. This unit has in suite laundry, a great work/desk space, AC, 3 thermostats for custom climate control throughout the unit and a storage bay in the parkade. The large patio is perfect for morning, afternoon or evening hangouts, comes equipped with a gas line for your BBQ and built in lighting. The Evolution also comes with some great amenities, including a fitness center, a sauna and steam room, a lounge with a full kitchen, concierge and a full-time security desk. There is also a large courtyard with shared BBQs, visitor parking and bicycle storage. You are also close to the Bow River pathways, restaurants, coffee shops, the Central Library, Studio Bell, Fort Calgary, and the Superstore. Come and see all this Property, The Evolution and East Village has to offer! It will not disappoint!**

Inclusions: **N/A**
Property Listed By: **Century 21 Foothills Real Estate**

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











