



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #905, Calgary T2G 1L7

MLS® #: **A2171355**

Area: **Downtown East Village**

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

List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,054**
Low Sqft:
Ttl Sqft: **1,054**

DOM

8

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Additional Parking,Assigned,Heated Garage,Insulated,Parkade,Underground

Utilities and Features

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

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Elevator,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Sauna,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`6" x 9`6"	Dining Room	Main	14`0" x 8`6"
Living Room	Main	15`6" x 10`0"	Laundry	Main	3`6" x 3`6"
Balcony	Main	20`0" x 8`6"	Den	Main	8`6" x 7`6"
Bedroom - Primary	Main	12`0" x 11`6"	Bedroom	Main	10`6" x 9`0"
4pc Ensuite bath	Main	9`0" x 8`0"	3pc Bathroom	Main	8`0" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$885

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc:

1512254

Remarks

Pub Rmks:

Welcome to the vibrant community of East Village, where luxury living awaits you in this executive-style suite in the popular Evolution complex. Airy, clean & crisp describes this home starting with the spacious entry. The den has been converted into a walk-in front closet that has custom built-in cabinetry for your convenience. The kitchen featuring S/S appliances, granite countertops, a gas range, plenty of cabinetry and an abundance of counter space. The kitchen is a culinary haven that is open to the dining and living space which are all complimented by floor to ceiling windows. An expansive balcony, providing breathtaking views of both the Bow River and East Village skyline. Picture hosting gatherings against the backdrop of Stampede fireworks or New Year's celebrations. The primary bedroom boasts a generous walk-in closet again with custom built-in cabinetry and a spacious 3-piece en-suite. The second bedroom doubles as an ideal home office which is located just across the hall from the second full bath. Central A/C, heated bathroom floors, in-suite laundry ensure comfort and convenience, not to mention assigned underground parking stalls and storage. Building amenities include a concierge, security desk, 2 fitness rooms, a sauna + steam rooms, a social room with a full kitchen, a rooftop garden patio with BBQs, underground visitor parking and bicycle storage. This property's location is a true gem with a WalkScore of 94 and a BikeScore of 92! Just steps away from The Entertainment District... discover the LRT station, Studio Bell (home of the new National Music Centre), the New Arena, St. Patrick's Island, the Riverwalk, Calgary Public Library, restaurants such as Phil & Sebastien Coffee, Sidewalk Citizen Bakery, Superstore, Winners and Shoppers. The convenience is unparalleled. What more could you ask for!!!

Inclusions:

Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, All Window Coverings

Property Listed By:

MaxWell Capital Realty

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









