



THE
A-TEAM

**RE/MAX
FIRST**

560 6 Avenue #510, Calgary T2G 1K7

MLS® #: **A2172518**

Area: **Downtown East Village**

Listing Date: **10/15/24**

List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **864**

Low Sqft:

Ttl Sqft: **864**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

37

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,Parkade,Underground**

Utilities and Features

Roof: **Forced Air**

Heating: **Forced Air**
Sewer: **Balcony,BBQ gas line**

Construction:

Concrete

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,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>
Kitchen	Main	9`7" x 8`8"	Dining Room	Main	13`0" x 10`11"
Living Room	Main	12`6" x 9`7"	Bedroom - Primary	Main	15`11" x 11`2"
5pc Ensuite bath	Main		Bedroom	Main	13`7" x 9`4"
3pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$764**

Title: **Fee Simple**

Zoning: **CC-EMU**

Fee Freq:
Monthly

Legal Desc: **1512254**

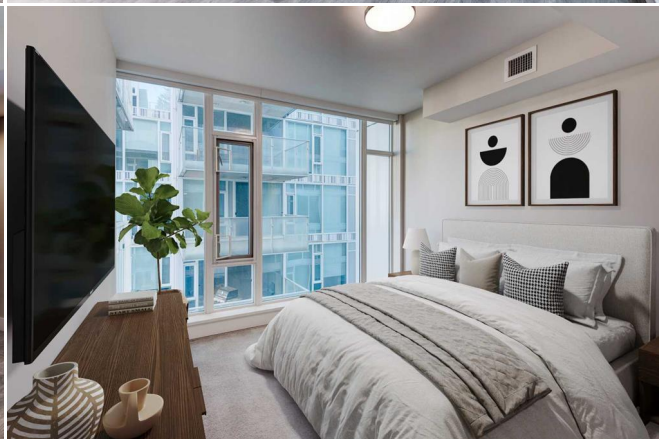
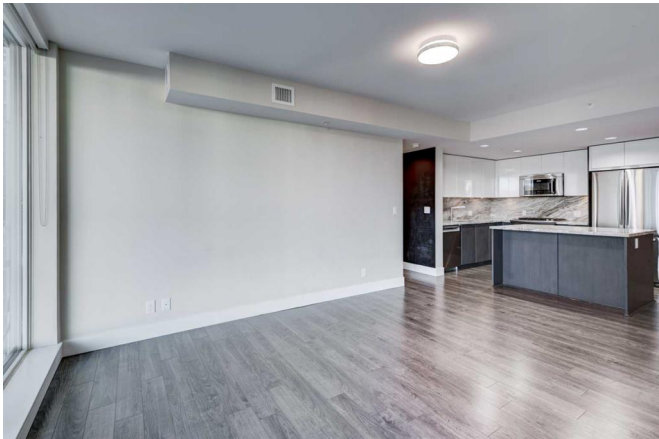
Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom unit located in a newer building in the vibrant East Village, offering a huge northwest-facing balcony with breathtaking mountain views. The modern island kitchen boasts granite countertops and stainless steel appliances, perfect for those who love to cook & entertain. The bright living room features floor-to-ceiling windows that fill the space with natural light & provide scenic views of the city. The spacious primary bedroom includes a luxurious 5-piece ensuite, & both bedrooms offer generous space for comfort. Step out onto the expansive balcony, complete with a gas line for easy BBQ setup, making it the perfect spot for outdoor dining & relaxation. This building is packed with amenities, including a steam room, sauna, fitness center, concierge service, & a beautifully landscaped outdoor courtyard. With air conditioning for your comfort, this condo is an ideal blend of luxury & convenience in the heart of the city.**

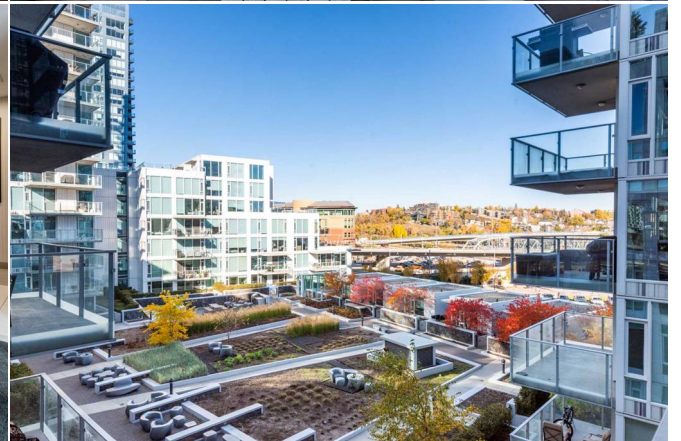
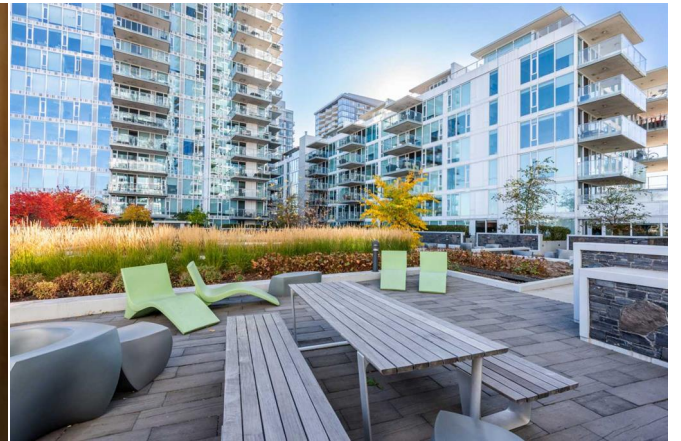
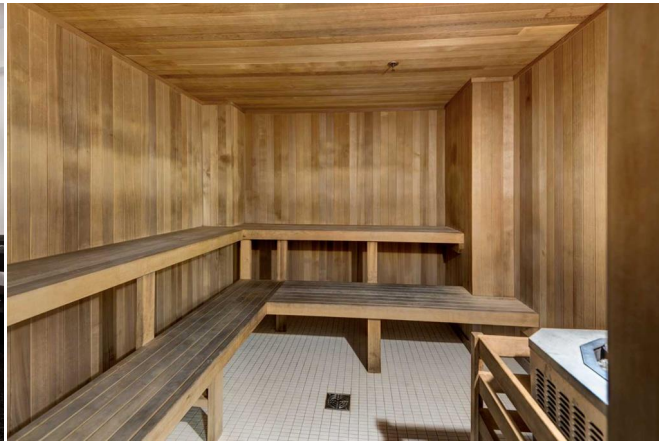
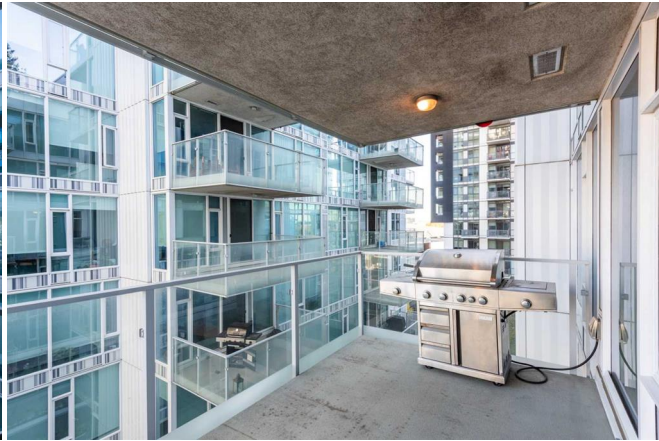
Inclusions: **BBQ**
Property Listed By: **RE/MAX Real Estate (Central)**

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











510-560 6 Ave SE, Calgary, AB

Main Floor 1880r Area 854.99 sq ft



0 3 6 ft

PREPARED: 2024/10/11

White regions are excluded from total floor area in (GUCR) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.