

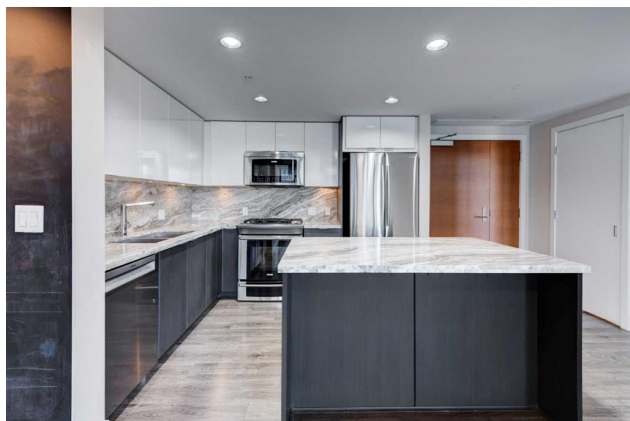


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**560 6 Avenue #510, Calgary T2G 1K7**

MLS® #: **A2172518**      Area: **Downtown East Village**      Listing Date: **10/15/24**      List Price: **\$454,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **864**  
 Low Sqft:  
 Ttl Sqft: **864**

DOM

**3**  
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: **Assigned,Parkade,Underground**

Utilities and Features

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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 8`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 9`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`11" x 11`2"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>13`7" x 9`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$764**      Title: **Fee Simple**      Zoning: **CC-EMU**

Legal Desc: 1512254

Fee Freq:  
**Monthly**

Remarks

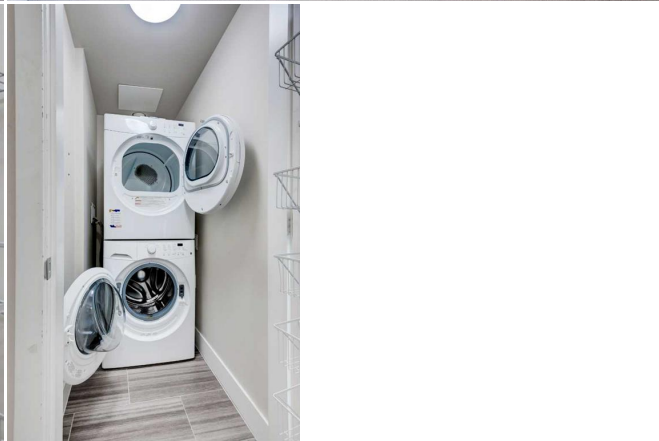
Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom unit located in a newer building in the vibrant East Village, offering a huge northwest-facing balcony with breathtaking mountain views. The modern island kitchen boasts granite countertops and stainless steel appliances, perfect for those who 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.**

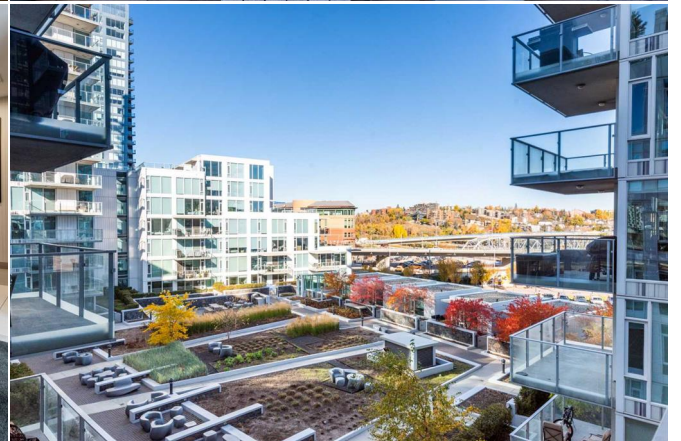
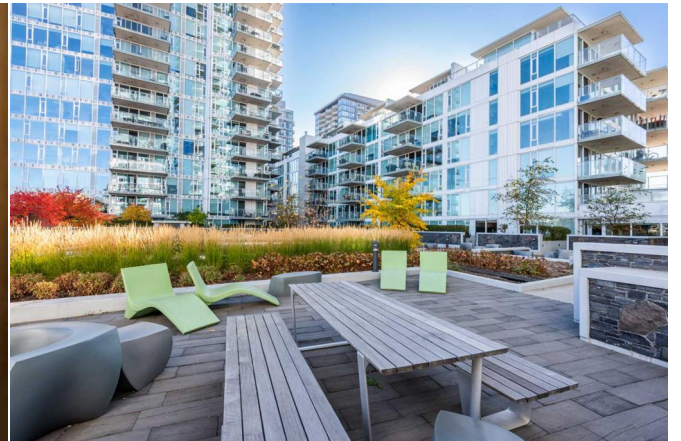
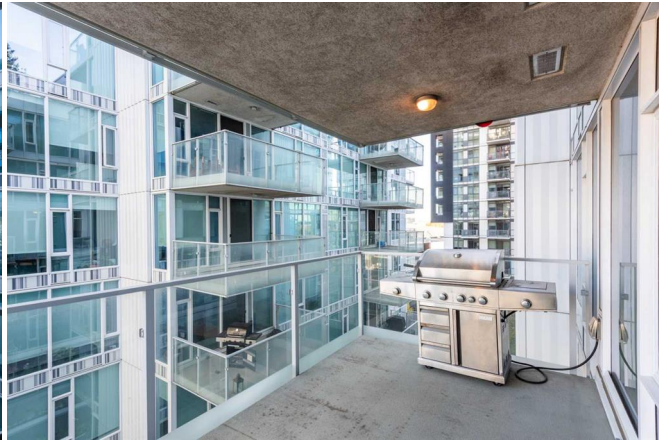
Inclusions: **BBQ**  
Property Listed By: **RE/MAX Real Estate (Central)**

**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



PREPARED: 2024/10/11

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