

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**
Lot Information
 Lot Sz Ar:
 Lot Shape:

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

DOM

67
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:
 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
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**

Legal Desc: 1512254

Fee Freq:
Monthly

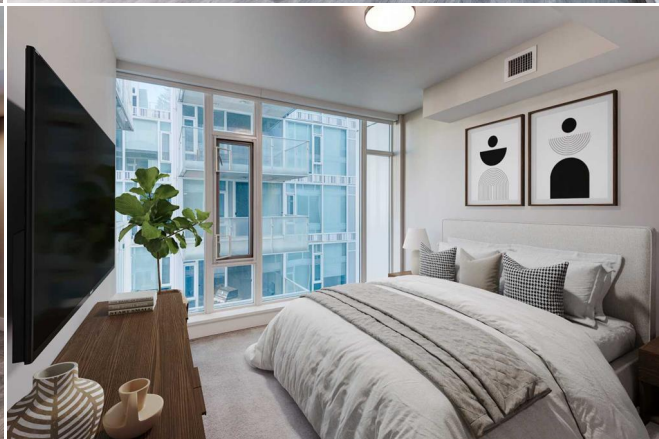
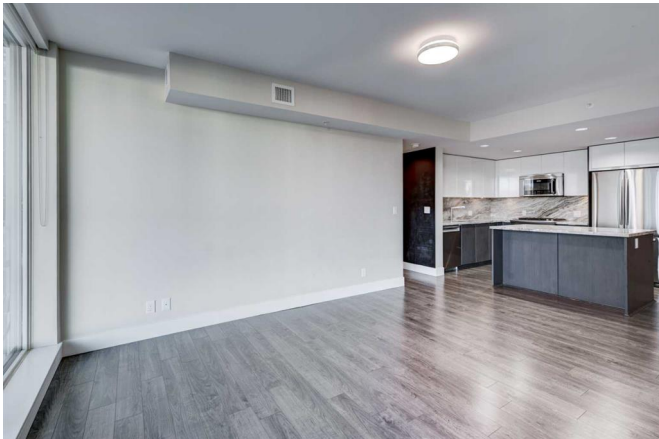
Remarks

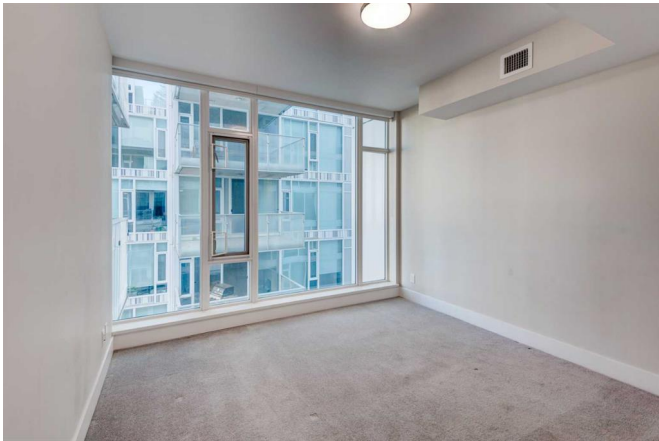
Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom unit located in a newer building in the vibrant East Village, offering a huge northwest-facing balcony with breathtaking mountain views. The modern island kitchen boasts granite countertops and stainless steel appliances, perfect for those who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

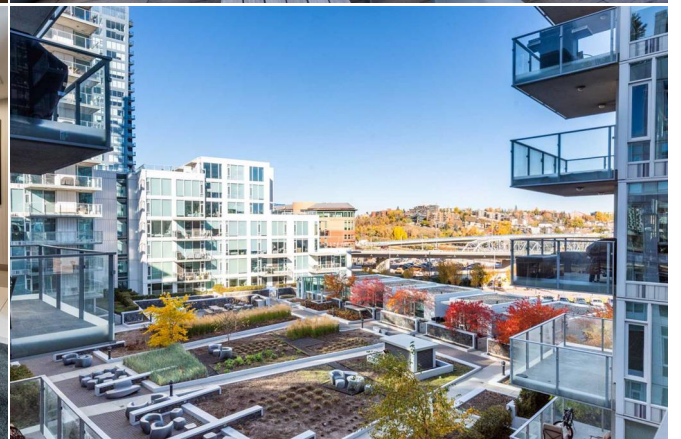
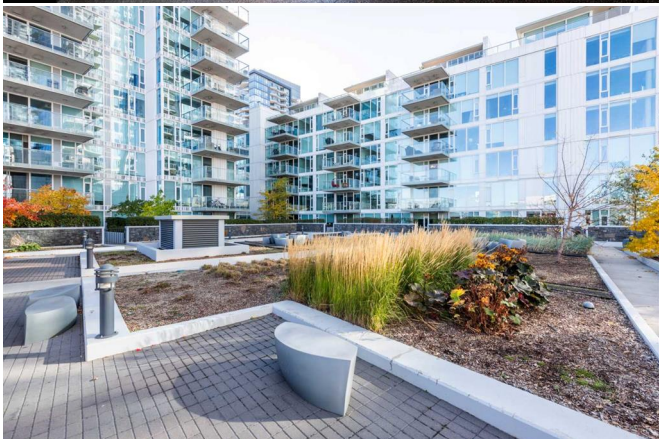
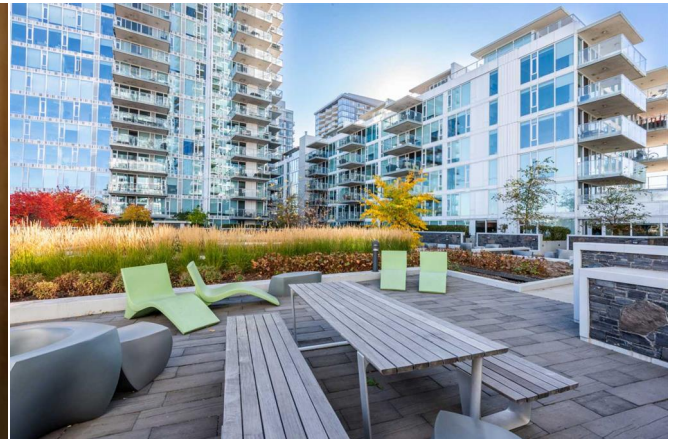
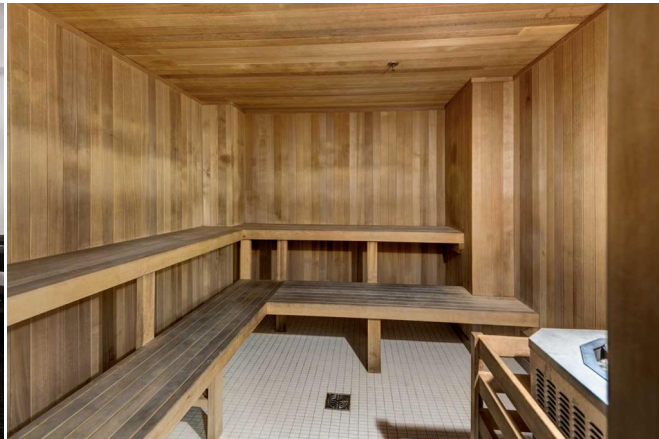
Inclusions: **BBQ**
Property Listed By: **RE/MAX Real Estate (Central)**

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.