



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: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 21-Jan**

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**

DOM

98
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
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









