

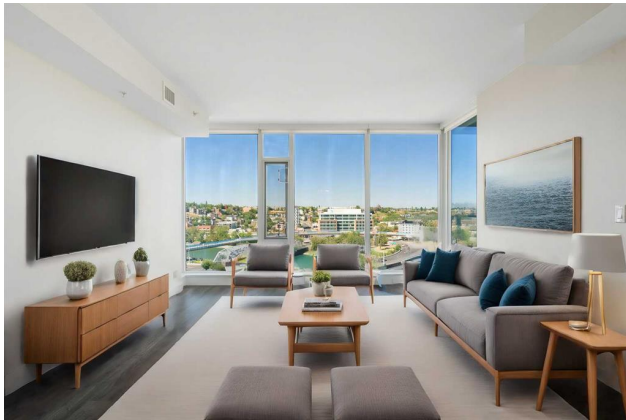


THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #1203, Calgary T2G1L7

MLS® #: **A2175291** Area: **Downtown East Village** Listing Date: **10/24/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 20-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,100**
 Low Sqft:
 Ttl Sqft: **1,100**

Lot Information

Lot Sz Ar:
 Lot Shape:

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**
 Construction: **Concrete**
 Flooring: **Carpet, Laminate, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Chandelier, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`0" x 4`11"	Bedroom	Main	9`4" x 14`11"
Dining Room	Main	9`4" x 12`4"	Kitchen	Main	10`5" x 12`4"
Bedroom - Primary	Main	11`7" x 14`2"	5pc Ensuite bath	Main	7`10" x 8`7"
Den	Main	5`9" x 8`10"	Foyer	Main	6`2" x 7`9"
Living Room	Main	13`6" x 14`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,005

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc:

1512254

Remarks

Pub Rmks:

Stop and step into luxury at this stunning 12th-floor condo in the Pulse tower of Calgary's prestigious Evolution complex. Located in the vibrant East Village, this exquisite home boasts over 1,100 SqFt of meticulously designed space, featuring 2 BEDROOMS PLUS DEN, 2 full bathrooms, and breathtaking panoramic views that will captivate you from the moment you enter. Flooded with natural light through floor-to-ceiling windows, the open-plan living area highlights Calgary's skyline and river. The spacious living area is perfect for entertaining, with a generously sized dining area leading to an oversized covered balcony. The gourmet kitchen boasts sleek quartz countertops, high-end stainless steel appliances, and a gas stove, making it a chef's dream. The primary bedroom offers a serene retreat with stunning northwest views of the Bow River and cityscape, featuring a spacious walk-through closet and a luxurious 5-piece ensuite with a double vanity and high-end fixtures. The secondary bedroom is well-sized and shares a beautifully appointed 3-piece bathroom, ensuring comfort and privacy for guests. Additionally, this condo includes a dedicated office/den, ideal for remote work or a personal workspace. Enjoy the convenience of in-suite laundry, underground secured parking, and a separate storage locker. The Evolution towers provide a wealth of amenities, including a 24-hour concierge, security services, a recreation room, fitness facilities with a sauna and steam room, and a rooftop patio with a gas BBQ for entertaining and enjoying breathtaking sunsets. Living in East Village offers a dynamic lifestyle with nearby playgrounds, a dog park, community garden plots, and close proximity to St. Patrick's Island, as well as shopping and dining options in Inglewood and Bridgeland. Experience the best of downtown urban living with cultural attractions, entertainment venues, and a vibrant social scene just steps away.

Inclusions:

N/A

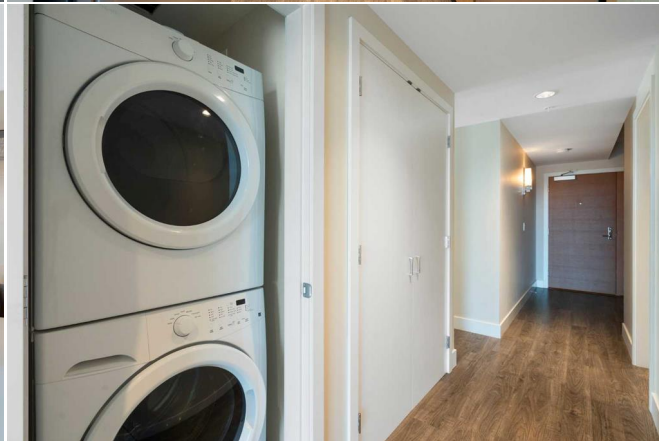
Property Listed By:

Greater Property Group

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









510 6 Ave SE, Calgary, AB
Main Floor Exterior Area 110,96 sq ft



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PREPARED: 2014/08/02

While regions are excluded from total floor area in CLUCID floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

