

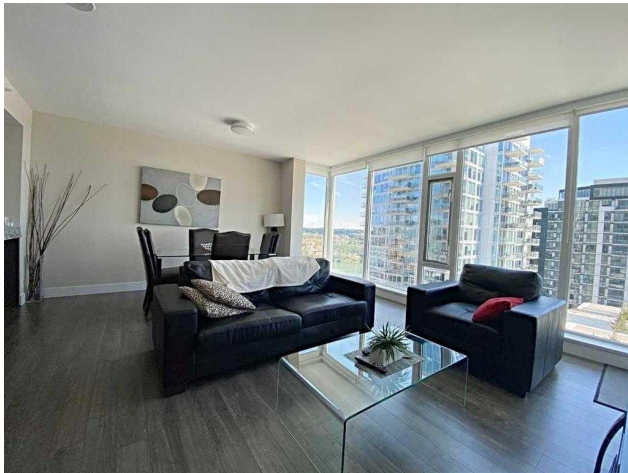


THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #1305, Calgary T2G1L7

MLS® #: **A2175890** Area: **Downtown East Village** Listing Date: **10/28/24** List Price: **\$489,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,045**
 Low Sqft:
 Ttl Sqft: **1,045**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete,Glass**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|-------------------------|--------------|----------------------|
| Bedroom - Primary | Main | 12`2" x 10`6" | Living Room | Main | 11`5" x 16`1" |
| Kitchen | Main | 10`0" x 9`10" | 4pc Ensuite bath | Main | 4`11" x 9`1" |
| Walk-In Closet | Main | 6`7" x 5`7" | Bedroom | Main | 12`9" x 9`0" |
| Dining Room | Main | 10`4" x 6`10" | Den | Main | 7`6" x 8`7" |
| 3pc Bathroom | Main | 7`11" x 4`11" | | | |

Legal/Tax/Financial

Condo Fee:
\$885

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512254**

Remarks

Pub Rmks: **At 1,045.8 sq ft, this residence is a perfect fusion of contemporary design and comfort, featuring 2 Bedrooms, a Den, and 2 Bathrooms, Nestled on the 13th floor, this corner unit boasts a 270-degree panoramic view of the Bow River, Downtown Calgary, Calgary Tower, Studio Bell, and the Saddledome. living and dining areas in Unit 1305 are designed for both entertainment and relaxation, flowing seamlessly into a dream kitchen equipped with granite countertops, a breakfast bar, and high-end stainless steel appliances. The Primary suite is a sanctuary of luxury with a spacious walk-in closet and an opulent ensuite bathroom. A large private balcony offers a serene outdoor space with a BBQ setup, ideal for enjoying the breathtaking views. The location in East Village places you amidst the city's finest dining, shopping, and cultural experiences, with unparalleled access to downtown and excellent transit connections. EVOLUTION PULSE | Full concierge and security services, ensuring peace of mind. The health and wellness facilities, including a sauna, steam room, and state-of-the-art gym. The building also features a courtyard, bike storage, and a lounge with a pool table, perfect for socializing and recreation. A fully-equipped business center with high-speed internet caters to the needs of working professionals. Evolution Pulse is a lifestyle choice offering luxury, convenience, and a superb investment opportunity in the vibrant heart of Calgary's East Village. This property is an ideal fit for discerning executives, professionals, and small families seeking a premium living experience in a dynamic urban setting. Discover urban luxury living in the heart of Calgary's vibrant East Village. Unit 1305 in the Evolution Pulse building offers a rare blend of elegance, convenience, and stunning cityscape views. For your own personal living, Unit 1305 is not just a residence; it's a lifestyle choice. For a rare investment opportunity; Unit 1305 stands as a lucrative investment opportunity. During peak market short term rentals; the property generated between \$40,000 - \$50,000 annually. Flexible lease terms and professional management makes it a great turnkey investment property in a prime location.**

Inclusions:
Property Listed By: **NA
Real Estate Professionals Inc.**

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

