



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #906, Calgary T2G1I7

MLS® #: **A2176254** Area: **Downtown East Village** Listing Date: **10/31/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **671**
 Low Sqft:
 Ttl Sqft: **671**

DOM
22
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Fan Coil**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony, Barbecue, Lighting, Storage**
 Construction: **Mixed**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11' 5" x 13' 9"	Living Room	Main	11' 2" x 14' 11"
Den	Main	7' 7" x 7' 8"	4pc Bathroom	Main	0' 0" x 0' 0"
Kitchen With Eating Area	Main	8' 2" x 9' 1"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$603

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc: 1512254

Remarks

Pub Rmks: **Wow! Prepare to be captivated by this extraordinary, rare, upgraded 1-bedroom plus den condominium boasting an exceptional layout with over 670 square feet of luxurious living space in a high quality, quiet, pet-friendly popular Evolution concrete building. As you step inside, you'll be drawn to the perfect atmosphere that oozes coziness and invites you to unwind. You'll love the tall 9 ft ceilings, modern aesthetic, high quality flooring, and beautiful windows that bathe the space in an abundance of natural sunlight, creating a room where you can truly recharge and reconnect. Prepare gourmet meals or whip up quick snacks in the chef-inspired kitchen—it's a culinary paradise with solid modern cabinets, a large granite island with seating, high-end stainless steel appliances with gas cooking, loads of counter + cabinet space and extra storage! Enjoy the inviting living room where you can relax and enjoy the views and a spacious formal dining room with designer lighting that allows for seating for all your friends. The primary bedroom is a private sanctuary, boasting a large closet and views to the south, conveniently located next to the hotel inspired 4-piece bathroom with upgraded fixtures, with a deep soaker tub and granite counters! A huge bonus is the fabulous den area that provides the perfect space for an office, or if you have guests, add a dynamic Murphy bed, and voilà—you have a versatile space for overnight visitors! The unit also includes in-suite laundry and plenty of in-suite storage along with additional lower storage. This 1-bedroom, 1-bathroom apartment, plus den also comes with a secured underground heated parking stall, 24 concierge and is in the heart of East Village. The south-facing large balcony offers amazing views of the Calgary Tower and the Saddledome—just wait until you see these views at night! There's simply no better view for the Stampede fireworks than from this 9th-level balcony. Hip eateries, indie music venues, galleries, and clothing stores fill converted warehouses and new developments. The National Music Centre is steps away, home to the National Music Hall of Fame and the Canadian Country Music Hall of Fame. The RiverWalk is also nearby, offering beautiful walking paths along the Bow River. Just steps away is the revitalized St. Patrick's Island, featuring wooded trails, wetlands, and fishing areas. If you're looking to live in a vibrant community with an eclectic array of amenities and entertainment, this is the apartment for you! The building also features a gym, BBQ area, party room, 24-hour security, and underground visitor parking. Don't miss out on this incredible opportunity—book your showing today!**

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

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









