



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**560 6 Avenue #509, Calgary T2G1K7**

MLS® #: **A2182086**

Area: **Downtown East  
Village**

Listing Date: **12/05/24**

List Price: **\$449,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **875**  
Low Sqft:  
Ttl Sqft: **875**

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Underground**

Utilities and Features

Roof:  
Heating: **Central, Forced Air**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line, Courtyard, Lighting, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 12`7"	Kitchen	Main	9`2" x 10`2"
Bedroom - Primary	Main	16`3" x 11`3"	Bedroom	Main	14`0" x 9`8"
3pc Ensuite bath	Main		3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$764**  
Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-EMU**

Legal Desc:

1512254

Monthly

Remarks

Pub Rmks:

**Located in the vibrant East Village of Calgary, the Evolution building provides a perfect combination of modern living and an unbeatable location. You'll be just steps away from the Bow River, walking paths, Central Library, and a variety of shops, restaurants, and entertainment options—allowing you to enjoy the best of city life while still being able to unwind in a peaceful setting. This spacious 5th-floor condo features a bright, open layout. The chef-inspired kitchen is equipped with a large gas stove, granite countertops, and a generous kitchen island, making it ideal for cooking and hosting gatherings. The living room is welcoming and offers plenty of room to relax. It leads out to a large patio, where you can take in scenic views of the Bow River and the tranquil courtyard below. The primary bedroom offers a comfortable retreat with a walk-through closet and a luxurious 5-piece ensuite bathroom with heated floors. The second bedroom is located on the other side of the condo, providing extra space and convenience for your guests or family. The second bathroom with a heated floor has a modern shower that comes with Glass & contemporary tiles. The unit also includes 1 underground heated parking and 1 storage locker, ensuring added ease and functionality. The Evolution building also offers a range of fantastic amenities, such as two fitness centers, a sauna, a steam room, and a 24-hour concierge service—providing everything you need to stay active, relaxed, and well taken care of. Walking distance to Superstore, New Library, downtown core & C-train station! With its exceptional location, spacious design, and amazing amenities, this condo is a fantastic choice for city living. Don't miss out—book your viewing today!**

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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







