

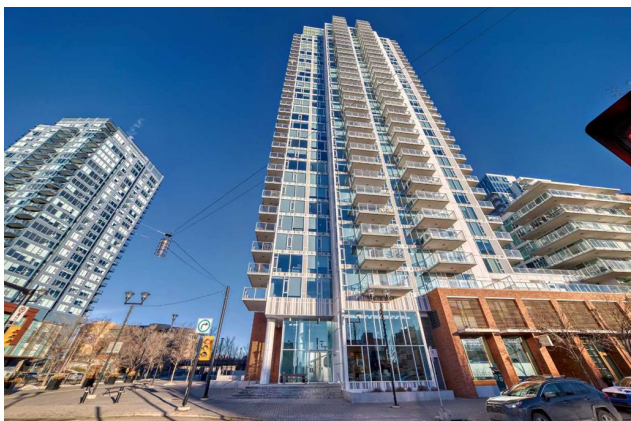


THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #311, Calgary T2G 1L7

MLS®#: **A2186756** Area: **Downtown East Village** Listing Date: **01/10/25** List Price: **\$459,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 01-Feb** 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: **875**
 Low Sqft:
 Ttl Sqft: **875**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Concrete, Metal Siding**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`2" x 5`0"	Kitchen	Main	10`6" x 9`2"
3pc Bathroom	Main	5`5" x 7`11"	Laundry	Main	3`2" x 5`10"
Bedroom	Main	9`7" x 9`11"	Living Room	Main	16`10" x 12`1"
Bedroom - Primary	Main	11`10" x 11`3"	Walk-In Closet	Main	8`1" x 5`7"
5pc Ensuite bath	Main	8`8" x 7`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$764

Fee Simple
Fee Freq:
Monthly

CC-EMU

Legal Desc: 1512254

Remarks

Pub Rmks: **This gorgeous two-bedroom unit in Embassy Bossa's Evolution offers breathtaking views and is located in the Downtown East Village. It perfectly blends unique charm with easy downtown access, featuring underground parking and a short walk to local amenities. You'll find cafes, pubs, fine dining, the river path, parks, and the LRT just steps away. The open-concept kitchen shines with floor-to-ceiling windows showcasing the stunning Bow River Valley and downtown skyline, complete with a 12-foot island, stainless steel appliances, and granite countertops. Spacious living and dining areas open up to large balconies, while the master bedroom includes ample closet space and a luxurious 5-piece ensuite. The second bedroom is also roomy, making it great for guests or a home office. The outdoor space is perfect for enjoying your morning coffee or unwinding with a glass of wine while taking in the incredible views. Whether you're hosting friends or relaxing alone, the balcony is ideal for alfresco dining. Plus, there are lovely common areas with accessible BBQs and dining options, both indoors and outdoors. Additional amenities include exercise facilities, a sauna, and a steam room. Contact us today to schedule a private viewing and experience the allure of this stunning East End residence.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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





