



THE
A-TEAM

**RE/MAX
FIRST**

510 6 Avenue #2902, Calgary T2G 1L7

MLS® #: **A2187928**

Area: **Downtown East
Village**

Listing Date: **01/15/25**

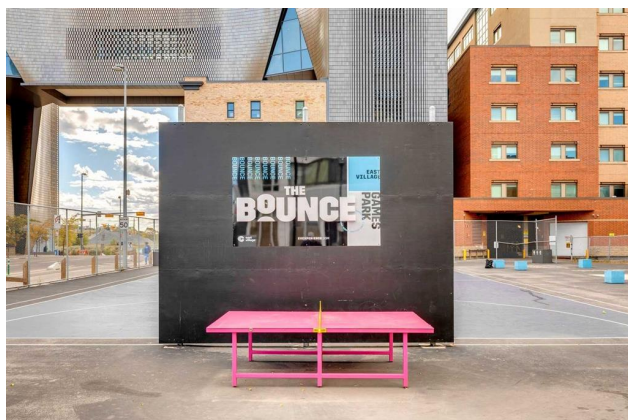
List Price: **\$640,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,008**
Low Sqft:
Ttl Sqft: **1,008**

DOM

96

Layout

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

Access:

Lot Feat:

Park Feat:

Assigned,Parkade,Tandem,Underground

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof:
Heating: **Fan Coil,In Floor**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,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
Kitchen	Main	9`7" x 8`2"	Dining Room	Main	10`0" x 5`0"
Living Room	Main	20`0" x 10`0"	Bedroom - Primary	Main	14`1" x 11`8"
Bedroom	Main	11`1" x 10`2"	Laundry	Main	6`0" x 5`7"
5pc Ensuite bath	Main	8`8" x 8`0"	3pc Bathroom	Main	8`3" x 5`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$925

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc:

1512254

Remarks

Pub Rmks:

Stunning 2-bedroom, 2-bath condo in Evolution located in Downtown East Village. 2 Bed | 2 Bath | Tandem Underground Parking | Storage | 1008 sq.ft. | Secure Bldg. | Fitness Facilities. Welcome to the pinnacle of luxury living in the heart of Downtown East Village. This stunning 2-bedroom, 2-bathroom condo in the prestigious Evolution building is designed to captivate from the moment you enter. Imagine stepping into a show suite every day, where every detail has been thoughtfully curated for elegance and comfort. Floor-to-ceiling windows frame breathtaking views of the Bow River, downtown skyline, and majestic mountains. The open-concept layout seamlessly blends the living, dining, and kitchen areas, offering the perfect setting for modern living. The gourmet kitchen boasts granite countertops, a gas stove, stainless steel appliances, and a convenient breakfast bar. The spacious primary suite features a walk-through closet leading to a luxurious 5-piece ensuite with a separate tub, shower, double sinks, and a granite vanity with ample storage. The second bedroom offers generous closet space and is complemented by a nearby 3-piece bathroom. Enjoy the comfort of heated floors throughout and the convenience of in-suite laundry. Step onto your northwest-facing balcony, complete with a BBQ gas line - ideal for entertaining or relaxing in the evenings. The unit also includes tandem underground parking stalls and a secure storage locker. This building offers top-tier amenities, including a state-of-the-art gym with a sauna and steam room, a party room, a rooftop patio with two BBQ stations, and central air conditioning. The 24-hour concierge service provides peace of mind. Perfectly situated, you'll have easy access to vibrant shopping, dining, entertainment, and public transportation. The Bow River Pathway is just steps away, offering endless opportunities for walking, jogging, cycling, and soaking in the scenic view. You can also enjoy the newly opened facility "The Open" offering pickleball courts and washroom facilities. This condo delivers an unmatched lifestyle of luxury, convenience, and spectacular vistas. Don't miss your chance to call this exceptional property home.

Inclusions:

FOB

Property Listed By:

RE/MAX Realty Professionals

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





