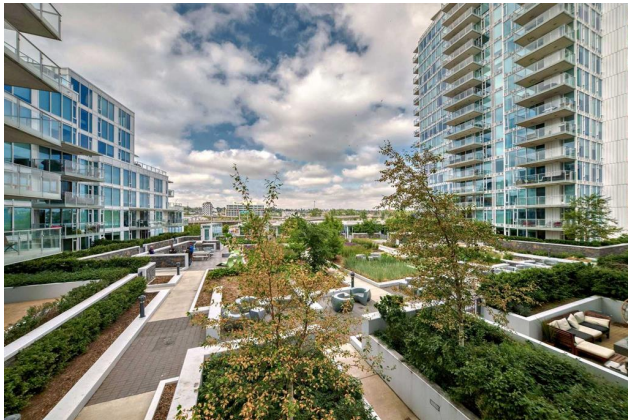


560 6 Avenue #307, Calgary T2G 1K7

MLS® #: **A2195859** Area: **Downtown East Village** Listing Date: **02/22/25** List Price: **\$465,000**
 Status: **Active** County: **Calgary** Change: **-\$24k, 20-Mar** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,004**
 Low Sqft:
 Ttl Sqft: **1,004**

DOM

43
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **See Remarks**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Main	8`9" x 8`0"	Bedroom - Primary	Main	12`1" x 11`1"
Living Room	Main	16`2" x 14`11"	Kitchen	Main	13`4" x 9`2"
Balcony	Main	28`4" x 16`8"	3pc Bathroom	Main	8`0" x 5`5"
Bedroom	Main	11`8" x 9`4"	Office	Main	4`3" x 2`5"
Entrance	Main	7`1" x 4`9"	Pantry	Main	4`1" x 2`0"
Laundry	Main	4`11" x 3`0"			

Legal/Tax/Financial

Condo Fee:
\$885

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EMU

Legal Desc: **1512254**

Remarks

Pub Rmks: **Exquisite End Unit backing onto the 2nd Floor's roof-top Courtyard like your Private backyard! Luxury Condo Living in East Village with central AC, Fitness Centre & building Concierge. The Evolution Fuse Mid-Rise: a fresh urban lifestyle surrounded by endless amenities & daily conveniences, including Riverwalk just steps away. A collection of spacious & bright living spaces for this (Twin Masters) 2-bedrooms, 2 full baths (both with heated floor), and 470+ SF exclusive use balcony (ideal for gathering / business or small Group's Church functions). Unit with flat ceiling and use of multiple pot lights in Kitchen - featuring granite counter-top, high-end appliances, & undermounted dual sinks... Amenities Centre on 2nd floor with 2 gyms, sauna / steam room / shower, party room and outdoor patio / courtyard space & BBQ grills... Relaxing living style nested for professionals / semi-retired / seniors (short stairways during fire drill), double ups or a sharing roommate, as walking distance to C-Train / Chinatown, and easy access to everywhere. Tour to visualize the feeling - Unit could be talking to you & that's sweet home. Realtors - please note Private Remarks!**

Inclusions:
Property Listed By: **Washlet Toto toilet seat as-is
Grand Realty**

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



