

**2406, 510 6 Avenue SE  
Calgary, Alberta**

**MLS # A2203498**



**\$384,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	665 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		

**Inclusions:** None

**LOCATION LOCATION LOCATION!** Don't miss out on the opportunity to own a fantastic luxurious condo in the highly desirable Downtown EastVillage! This 24th floor 1bed+den unit will WOW you - The gourmet kitchen will serve the chef in you with HIGH END microwave hood fan, dishwasher & GAS stove (Jenn-Air), fridge, sprawling granite counters, working island & back splash, undermounted sink, trendy contrasting cabinetry & pot lights. The bedroom is the perfect size and HUGE Balcony with BBG Gas Hook-Up. Just a few steps away to Canadian Super Store, Trendy Restaurants & Cafes, Transit, The Calgary New Central Library, and the most popular Bow River Pathway connecting parks, offering scenic views, cycling, hiking and other recreational activities for you. This beautiful condo has facing south with incredible panoramic city and Stamped Ground Views. This amenity-rich building is loaded with extra bonuses including 24hour concierge security service, fully equipped fitness gym, dry & steam sauna room, party room with kitchen & pool table so that you can have a great time with your family/friends and beautiful outdoor terrace with BBQ/patio. The modern contemporarily style condo is waiting for you! Don't wait, call your favourite Realtor to book a showing today!