

CMA Summary

Listings as of 04/05/21 at 4:33 pm

Property Type is 'Residential' Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 01/01/2020+ Property Sub Type is 'Apartment' Street Number N is 510 Street Name is like '6*' Street Suffix is 'Avenue' Street Dir Suffix is 'SE'

Residential

Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1068069	A	510 6 Avenue #3103	2	2	1	2018	1,753		\$999,900	\$570.39	54

Active Listings Summary

# LISTINGS: 1	Medians:	2	2	1		1,753		\$999,900	\$570.39	54
	Minimums:	2	2	1		1,753.00		\$999,900	\$570.39	54
	Maximums:	2	2	1		1,753		\$999,900	\$570.39	54
	Averages:	2	2	1		1,753.00		\$999,900	\$570.39	54

Sold Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	SP/SF	SP/LP	Sold Price	Sold Date	DOM
1	A1072287	S	510 6 Avenue #2006	1	1	0	2016	657	0.00	\$369,900	\$563.01	\$555.56	98.68%	\$365,000	3/10/21	14
2	A1073748	S	510 6 Avenue #2008	2	2	0	2015	877	0.00	\$483,000	\$550.74	\$545.04	98.97%	\$478,000	3/10/21	12
3	A1060014	S	510 6 Avenue #1708	2	2	0	2017	860	0.00	\$499,900	\$581.28	\$567.44	97.62%	\$488,000	3/6/21	47

Sold Listings Summary

# LISTINGS: 3	Medians:	2	2	0		860	0.00	\$483,000	\$563.01	\$555.56	98.68%	\$478,000	14
	Minimums:	1	1	0		657.00	0.00	\$369,900	\$550.74	\$545.04	97.62%	\$365,000	12
	Maximums:	2	2	0		877	0.00	\$499,900	\$581.28	\$567.44	98.97%	\$488,000	47
	Averages:	2	2	0		798.00	0.00	\$450,933	\$565.01	\$556.01	98.42%	\$443,667	24

CMA Summary

Prepared By: Lily Chan

Listings as of **04/05/21** at **4:33 pm**

Quick Statistics (4 Listings Total)				
	Min	Max	Average	Median
List Price	\$369,900	\$999,900	\$588,175	\$491,450
Sold Price	\$365,000	\$488,000	\$443,667	\$478,000

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Residential

Active



510 6 Avenue Se #3103

Style:
Subdivision: Downtown East Village
Occupancy: Vacant
Possession: Immediate
Parking: Stall, Underground
Kevin Yeung

Calgary
SqFt: 1753
Beds: 2/2
Baths: 2/1
Yr Built: 2018

A1068069
List Price: \$999,900.00
Taxes: \$10,456/2020
DOM/CDOM: 54/54
Lot Size:

Condo Fee: \$1,035

CITY HOMES REALTY

Come see this Great 2 bedroom + Den Corner SUBPENTHOUSE in the PULSE tower at EVOLUTION. This fully customized and upgraded suite has the best views of the Bow River in town. Included is an oversized chef inspired kitchen, heated floors, A/C, multiple thermostats for different temps in each room, a large patio with gas hookup, features a built in wall unit in the living room and a fully custom master closet. With 2 and half bathrooms, you have an ensuite in both bedrooms. Suite includes 2 side by side parking stalls and 1 storage locker. Amenities include a full Fitness facility with sauna and steam room, an Owners Lounge with a full kitchen, Concierge and a Full time security desk, a Courtyard with communal BBQs and lots of visitor parking and bicycle storage. Just steps away from St Patricks Island, the new Central Library, Studio Bell, and don't forget the brand new SUPERSTORE right across the street. You will fall in love with this unique condo and this great community the moment you see it.

Avg SqM:

Avg DOM: 54

Avg List \$: \$999,900

Avg SqFt: 1753.0

Active DOM: 54

Avg Sold \$:

Sold



510 6 Avenue Se #2006

Style: Apartment
Subdivision: Downtown East Village
Occupancy: Vacant
Possession: 15 Days / Neg
Parking: Assigned, Parkade, Underground
Mary Yuen-Sears

Condo Fee: \$475

Calgary
SqFt: 657
Beds: 1/1
Baths: 1/0
Yr Built: 2016

A1072287
List Price: \$369,900.00
Taxes: \$2,576/2020
DOM/CDOM: 14/14
Lot Size:

STONEMERE REAL ESTATE SOLUTIONS

Welcome to this Charming 1 Bedroom plus Den unit on 20th floor of the Pulse Tower at Evolution in East Village- Calgary's hottest Downtown neighborhood. Spectacular views of the Southern city skyline, the mountains & the Bow river will impress you. Open concept floor plan. Living room has floor to ceiling Low E windows allowing lots of natural light into the unit. Enjoy the stunning views on the large balcony with a gas outlet for BBQ, great for entertaining and watching the fireworks over the Saddle Dome in the Stampede Ground. Generous size bedroom with large closets. Heated floors in the 4 pc bathroom. Good size den can be used as an office. Stylish kitchen cabinetry, granite counters, high-end stainless steel appliances. Full size front load washer & dryer. Unit comes with an assigned underground parking stall & a storage locker. Building has secured parking, concierge service, fitness facilities w/steam room & sauna, social lounge & garden patio. Immediate Possession. Move in & enjoy the urban lifestyle of a modern waterfront community with the new Superstore across the street, banks, shops & restaurants, bike or walk along the water path and more. Unit is freshly painted and shows 10/10. Call for your showing today.

Sold Price: \$365,000

SP/SF: 555.56

Sold Date: 03/10/2021



510 6 Avenue Se #2008

Style: Apartment, High-Rise (5+)
Subdivision: Downtown East Village
Occupancy: Owner
Possession: Negotiable
Parking: Assigned, Parkade, Heated Garage, Underground
Rebecca Chamberlain

Condo Fee: \$602

Calgary
SqFt: 877
Beds: 2/2
Baths: 2/0
Yr Built: 2015

A1073748
List Price: \$483,000.00
Taxes: \$3,351/2020
DOM/CDOM: 12/12
Lot Size: 0 SqFt

CHAMBERLAIN REAL ESTATE GROUP

Luxury living at its best! Experience a bold living space with a gorgeous 2bd/2bth condo in the East Village w/ 3 underground parking spots - 1 single-stall & 1 tandem. From the 20th floor, this corner unit offers incredible unobstructed views of downtown, the mountains & Stampede grounds. Modern simplistic design & floor to ceiling windows in each room allow plenty of natural light, creating the ideal open living/dining area for entertaining. Host friends in the kitchen w/ granite counters, backsplash & 4-seat breakfast nook. Take the party outside on your oversized balcony, perfect views of the Bow & East Village. In the summer, take in nights of fireworks & watch the Stampede parade in comfort. You'll love the master bedroom, your perfect retreat to watch over the city's lights at night. The built-in Murphy bed in gives you tons of options and room. With huge hallway closets & built-in storage and shelving, keep everything tidy and tucked away. Amenities incl. exclusive concierge, beautiful courtyard, fitness facilities, & sauna.

Sold Price: \$478,000

SP/SF: 545.04

Sold Date: 03/10/2021

Residential

Sold



510 6 Avenue Se #1708

Style: Apartment, High-Rise (5+)
Subdivision: Downtown East Village
Occupancy: Vacant
Possession: 15 Days / Neg
Parking: Stall, Parkade, Underground

Calgary
SqFt: 860
Beds: 2/2
Baths: 2/0
Yr Built: 2017

A1060014
List Price: \$499,900.00
Taxes: \$3,283/2020
DOM/CDOM: 47/47
Lot Size:

Condo Fee: \$602

Kevin Shapkin

RE/MAX REAL ESTATE (MOUNTAIN VIEW)

A contemporary space of your own in the heart of a compelling inner-city location. Striking, unobstructed views to the west, south and north include city skyline, mountains and river valley. Convenient heated, underground parking stall & a secure storage locker. The 17th floor, corner location delivers natural light and offers an expansive balcony ...ideal for maximizing outdoor living space. The open floorplan is well-suited to entertaining and perfect for luxurious condo living. Granite counters & backsplash, plenty of cabinetry, gas stove and raised breakfast bar in kitchen. Two bedrooms and two full baths, both with granite countertops and heated floors. Air conditioning adds comfort. Laundry and storage in the suite provide convenience. Elegant, floor-to-ceiling windows frame the incomparable vistas. Enjoy Stampede and New Year's fireworks! Evolution is a sought-after and engaging complex, with the Pulse building being taller, boasting the convenience of 3 elevators and offering a larger gym. Additional amenities include landscaped, outdoor courtyard with BBQ's for resident's use, secure bike storage, 24/7 on-site security, professional concierge, party/meeting room, sauna, steam room & more. Soak up the East Village character with easy access to the Bow River pathway system, adjacent to an LRT station, across the street from a grocery store and close to shops, restaurants, parks, public library & endless entertainment options. A beautiful home in a well-managed building, surrounded by a dynamic, energetic neighborhood.

Sold Price: \$488,000

SP/SF: 567.44

Sold Date: 03/06/2021

Avg SqM:

Avg DOM: 24

Avg List \$: \$450,933

Avg SqFt: 798.0

Active DOM: 47

Avg Sold \$: \$443,667

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 4/5/2021 - 6:33 PM