



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**615 6 Avenue #1907, Calgary T2G 1S2**

MLS® #: **A2109238**

Area: **Downtown East  
Village**

Listing Date: **02/21/24**

List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **2018**

Lot Information

Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **854**  
Low Sqft:  
Ttl Sqft: **854**

DOM

**88**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground**

Construction: **Concrete,Metal Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>2`10" x 2`5"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 16`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`2" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>4`7" x 7`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 12`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`7" x 17`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`4" x 19`11"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`11" x 6`3"</b>
<b>Nook</b>	<b>Main</b>	<b>5`8" x 6`3"</b>			

Legal/Tax/Financial



Condo Fee:  
\$604

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
DC

Legal Desc: 1910157

Remarks

Pub Rmks:

Welcome to the immaculate 2 bedroom, 2 bathroom corner unit on the 19th floor of the luxury Verve. Amazing panoramic view of East Village Parks and Bow River. The open concept condo features Euro-inspired kitchen equipped stainless steel appliances & quartz countertops; Functional eat-in island, 9 feet ceiling and floor-to-ceiling windows. The spacious den and dining room allow you to relax by overlooking the city. Master bedroom has an ensuite with glass stand up shower and second bathroom with soaker tub. Verve building has a party room, gym, and hot tub on the 6th floor, guest suite, observation lounge and deck on the 25th floor, full time concierge and more! Make sure to book your showing now as not to miss this rare opportunity.

Inclusions:  
Property Listed By:

N/A  
TrustPro Realty

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





















