



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #411, Calgary T2G 1S2

MLS® #: **A2109887**

Area: **Downtown East
Village**

Listing Date: **02/23/24**

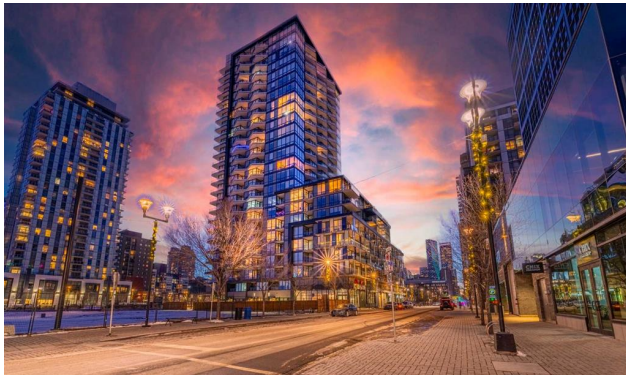
List Price: **\$445,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **645**
Low Sqft:
Ttl Sqft: **645**

DOM

86

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Corner Lot,Landscaped,Street Lighting,Views**
Park Feat: **Parkade,Secured,Stall,Titled**

Utilities and Features

Roof: **Other**
Heating: **Fan Coil,Other**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`9" x 11`3"
Living Room	Main	8`9" x 11`3"
4pc Ensuite bath	Main	5`6" x 7`7"
Bedroom - Primary	Main	8`2" x 11`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	2`9" x 2`11"
Bedroom	Main	8`2" x 8`11"
3pc Ensuite bath	Main	4`11" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$465

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

1910157

Remarks

Pub Rmks:

Prepare to be awestruck! Nestled on the 4th floor, this exquisite 2 bed/2 bath residence offers not only breathtaking vistas but also unparalleled seclusion. Crafted by the renowned Cecconi Simone, the design is a testament to luxury living. Step inside to discover an open floor plan, featuring a chef's kitchen equipped with top-of-the-line stainless steel appliances including a ceramic cooktop and wall oven. Adorned with quartz countertops and a grand centre island, the kitchen seamlessly flows into the inviting living room, where floor-to-ceiling windows bathe the space in natural light. Venture outside to the expansive covered balcony and indulge in panoramic views of downtown Calgary, while relishing the perfect blend of indoor-outdoor living. Retreat to the primary bedroom, adorned with oversized windows, and unwind in the 3-piece ensuite bathroom boasting quartz countertops and elegant tiled flooring. A second bedroom, complete with ample closet space, and a well-appointed 4-piece bathroom complete the living quarters. The Verve offers a plethora of amenities including a rooftop patio, owners lounge/social room, conference room, private gym, and an observation deck on the 25th floor, promising unparalleled luxury living in the heart of East Village. With convenient access to the C-train and major attractions like the Stampede grounds and the Calgary Zoo, this is an opportunity not to be missed! See multimedia button for a video or call to book your showing!

Inclusions:

5pc Patio furniture & gas fire table (outdoor)

Property Listed By:

Real Broker

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

