



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #1904, Calgary T2G 1S2

MLS® #: **A2113099**

Area: **Downtown East
Village**

Listing Date: **03/07/24**

List Price: **\$509,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **639**
Low Sqft:
Ttl Sqft: **639**

DOM

73

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Secured,Titled**

Utilities and Features

Roof:
Heating: **Fan Coil,Other**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`9" x 5`4"
Storage	Main	2`11" x 3`0"
Walk-In Closet	Main	3`9" x 5`4"
3pc Bathroom	Main	8`3" x 4`11"
Living Room	Main	10`0" x 9`5"
Walk-In Closet	Main	2`11" x 2`3"

Room	Level	Dimensions
Laundry	Main	2`9" x 3`6"
4pc Bathroom	Main	7`11" x 4`11"
Bedroom - Primary	Main	9`10" x 11`4"
Kitchen	Main	12`1" x 10`2"
Bedroom	Main	8`3" x 7`1"

Legal/Tax/Financial

Condo Fee:
\$527

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910157**

Remarks

Pub Rmks: **Welcome to this beautiful 2 Bed 2 bath Corner unit situated on 19th floor that gives you unobstructed views of Bow River on one side and Calgary Tower on the other side. This unit features 9 feet ceilings, open kitchen with Centre island , built in refrigerator, built in stove top and oven. The condo features two good-sized bedrooms, one of which can be easily converted into an office space to meet your needs. The master suite has an ensuite with glass stand-up shower. Laundry room is located in the unit for added convenience. Building features party room, gym, and hot tub on the 6th floor, guest suite, observation lounge and deck on the 25th floor. You will be surrounded by the best restaurants, grocery store, transit plus all amenities and river pathways. Call your favourite realtor for showing !**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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





