



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**615 6 Avenue #805, Calgary T2G 1S2**

MLS® #: **A2117954**

Area: **Downtown East  
Village**

Listing Date: **04/11/24**

List Price: **\$368,000**

Status: **Active**

County: **Calgary**

Change: **-\$18k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2019**

Lot Information

City/Town:  
Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **596**  
Low Sqft:  
Ttl Sqft: **596**

DOM

**38**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**  
Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer/Dryer**  
Int Feat: **No Animal Home**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 12`8"
Living Room	Main	12`0" x 11`9"
Den	Main	5`0" x 7`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`3" x 4`11"
Kitchen With Eating Area	Main	11`6" x 11`2"
Balcony	Main	8`1" x 10`2"

Legal/Tax/Financial

Condo Fee:  
**\$469**

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

Zoning: **DC**

Legal Desc: **1910157**

Remarks

Pub Rmks:

**Nice 1 bed + den suite in the coveted Verve building. Open concept layout as it's perfect for entertaining. The kitchen is equipped with stunning cabinetry, quartz countertops, stainless steel appliances. The living room allows for loads of natural light with floor to ceiling windows. The primary bedroom is a great size w/ a closet and is adjacent to the modern 4 pc bathroom. The den provide a extra room for your office. The balcony faces gets the perfect amount of sun. This unit comes with in-suite laundry, one heated under.ground parking stall, storage locker. The amenities in the building! On the 6th floor, you'll find the fitness center, party room w/ fireplace, full kitchen & dining area, TVs & lounge area, & a huge rooftop patio with outdoor fire tables & games tables - imagine the fun gatherings you can host with family & friends this summer! The 25th floor offers another rooftop terrace with gorgeous 360° views of the city. This building also features a concierge, security personnel, and guest suites for rent. Located steps from trendy shops, restaurants, the river pathways, & more. This unit is sure to impress - book your showing today!**

Inclusions:

**no**

Property Listed By:

**Datong Property Management Ltd.**

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



