



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #809, Calgary T2G 1S2

MLS® #: **A2119490**

Area: **Downtown East
Village**

Listing Date: **04/05/24**

List Price: **\$520,000**

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: **655**
Low Sqft:
Ttl Sqft: **655**

DOM

44

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`7" x 10`1"	Kitchen	Main	12`8" x 11`3"
Bedroom - Primary	Main	9`3" x 9`2"	Bedroom	Main	8`1" x 8`1"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$602

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:	1910157	Monthly	Remarks
Pub Rmks:	<p>Welcome to this bright Apartment featuring 2 Beds 2 Baths & 655 sq. ft. of living space in Downtown East Village! 9' high ceiling and Open concept throughout the Living room, Dining room, and Kitchen. The East-facing Living room offers a large L-shape window that goes up to ceiling height and leads you to the Balcony, it looks at the beautiful Bow River view w/ no neighbor behind. The white Kitchen has a center island w/ quartz countertops and an eating bar, SS appliances, a built-in oven, and a gas cooktop. The Primary Bedroom also looks at the Bow River w/ a big window, a closet, and a 3 pc Ensuite. The additional Bedroom has a big closet. An in-suite Laundry and a 4 pc Bath to finish this unit. This property also has 2 Tilted Underground parkings and 1 assigned storage space. This condo offers lots of amenities! On the 6th floor, there is a fitness center, party room w/ fireplace, full kitchen & dining area, TVs & lounge area, & a huge rooftop patio with outdoor fire tables & games tables. The 25th floor offers another rooftop terrace with a gorgeous city view. Walking distance to Riverfront Pathways, Eau Claire Market, Princess Island Park, YMCA, and many restaurants. Don't miss this convenient spot in the downtown area!</p>		
Inclusions:	Hood Fan		
Property Listed By:	Jessica Chan Real Estate & Management Inc.		

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









