

615 6 Avenue #1404, Calgary T2G 1S2

MLS®#:	A2123400	Area:	Downtown East Village	Listing Date:	04/24/24	List Price:	\$459,900			
Status:	Active	County:	Calgary	Change:	-\$10k, 06-May	Associatio	n: Fort McMurray			
				General In	formation				DOM	
				Prop Type	Reside	ntial			25	
				Sub Type:	Apartn	nent			<u>Layout</u>	
				City/Town:	Calgar	y	Finished Floor Area		Beds:	2 (2)
				Year Built:	2019		Abv Sqft:	627	Baths:	2.0 (2 0)
				Lot Inform	<u>ation</u>		Low Sqft:		Style:	Apartment
				Lot Sz Ar:			Ttl Sqft:	627		
				Lot Shape					Darking	
									Parking Ttl Dark	
									Ttl Park:	1
7									Garage Sz:	
Y				Access:						
et.				Lot Feat:						
the second second				Park Feat:	Underg	ground				

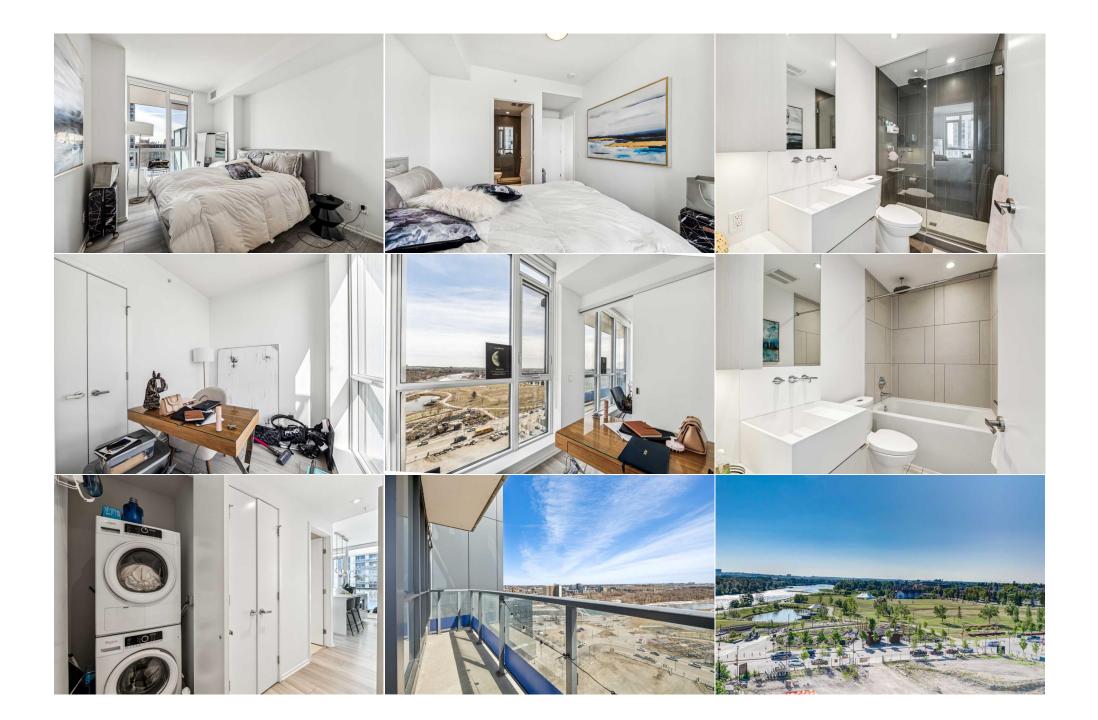
Utilities and Features

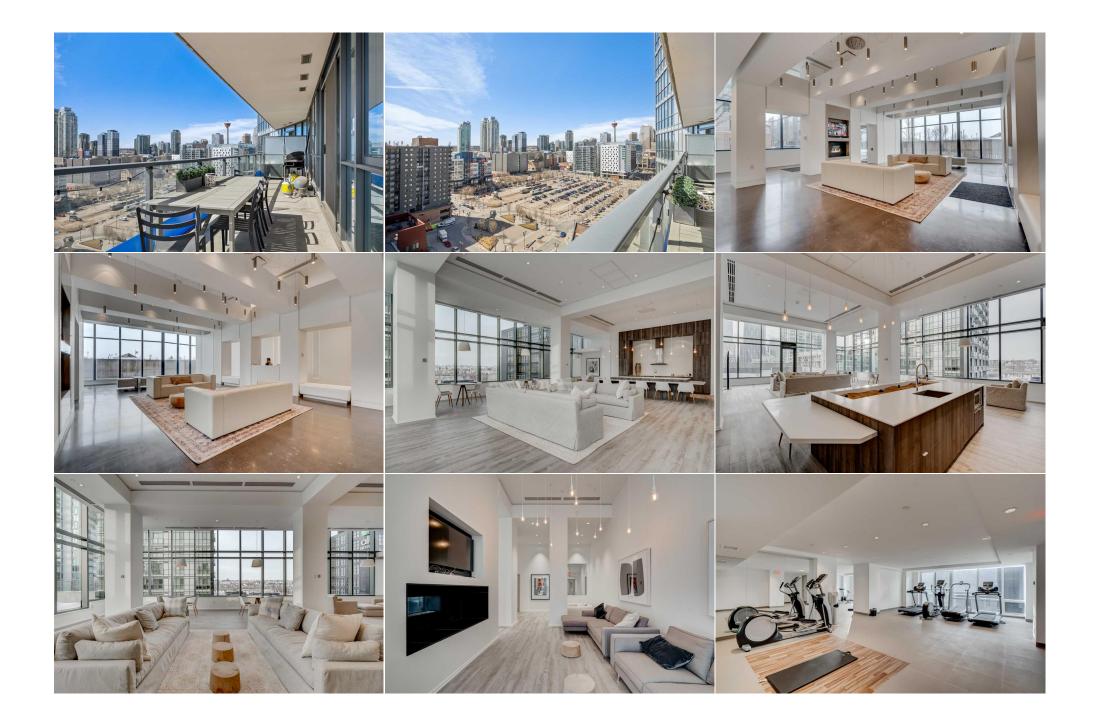
Roof: Heating: Sewer:	Fan Coil		Construction: Concrete Flooring:	Concrete				
Ext Feat:	Courtyard,Fire Pit,Outdoor Grill		Ceramic Tile,Vinyl Plank Water Source: Fnd/Bsmt:					
Kitchen Appl: Int Feat: Utilities:		In Refrigerator,Dishwasher,Electric C gh Ceilings,Kitchen Island,No Anima	Cooktop,Range Hood,Washer/Dryer		5			
			Room Information					
<u>Room</u> 3pc Ensuite bat 4pc Bathroom Bedroom	<u>Level</u> th Main Main Main	<u>Dimensions</u> 4`11" x 8`2" 7`11" x 4`10" 7`0" x 8`3"	<u>Room</u> Bedroom - Primary Kitchen Living Room Legal/Tax/Financial	<u>Level</u> Main Main Main	Dimensions 9`10" x 15`9" 10`11" x 15`9" 10`0" x 9`5"			
Condo Fee: \$520		Title: Fee Simple Fee Freq:		Zoning: DC				

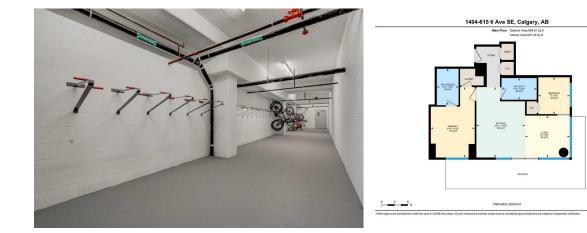
	Monthly
Legal Desc:	1910157 Remarks
Pub Rmks: Inclusions: Property Listed By:	This stunning 14th floor condo offers the perfect blend of modern elegance and convenience with breathtaking views of both downtown Calgary's skyline and the picturesque Bow River. Step inside to discover a thoughtfully laid out open floor plan bathed in natural light streaming through the large windows. The contemporary kitchen features upgraded built in appliances, quart countertops and ample cabinet space. The primary bedroom features large windows generous closet space and a luxurious ensuite. The second bedroom is perfectly suited as guest room or home office. Residents of this exclusive building enjoy access to a range of amenities, including a fitness centre, rooftop patio, concierge services and secured underground parking. Located in the heart of downtown, you'll find yourself just steps away form Calgary's vibrant culinary scene, shopping districts, and cultural attractions. Whether you're relaxing at home on your huge wrap around deck or exploring the city, this condo offers the ultimate urban lifestyle experience. Don't miss the opportunity to make it yours! None RE/MAX iRealty Innovations

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









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