



THE
A-TEAM

**RE/MAX
FIRST**

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**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **627**

Low Sqft:

Ttl Sqft: **627**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

25

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof: **Fan Coil**

Heating: **Courtyard,Fire Pit,Outdoor Grill**

Sewer: **Courtyard,Fire Pit,Outdoor Grill**

Ext Feat: **Courtyard,Fire Pit,Outdoor Grill**

Construction:

Concrete

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Cooktop,Range Hood,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,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>
3pc Ensuite bath	Main	4`11" x 8`2"	Bedroom - Primary	Main	9`10" x 15`9"
4pc Bathroom	Main	7`11" x 4`10"	Kitchen	Main	10`11" x 15`9"
Bedroom	Main	7`0" x 8`3"	Living Room	Main	10`0" x 9`5"

Legal/Tax/Financial

Condo Fee:

\$520

Title:

Fee Simple

Fee Freq:

Zoning:

DC

Legal Desc:	1910157	Monthly	Remarks
Pub Rmks:	<p>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!</p>		
Inclusions:	None		
Property Listed By:	RE/MAX iRealty Innovations		

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







