



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #508, Calgary T2G 1S2

MLS® #: **A2126092**

Area: **Downtown East
Village**

Listing Date: **04/25/24**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **684**
Low Sqft:
Ttl Sqft: **684**

DOM

24

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Range,Dishwasher,Electric Cooktop,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`6" x 10`7"
Bedroom - Primary	Main	9`8" x 9`3"
2pc Bathroom	Main	3`3" x 6`7"
Laundry	Main	2`5" x 2`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`1" x 12`8"
Den	Main	7`7" x 9`5"
4pc Bathroom	Main	8`3" x 4`11"
Balcony	Main	7`6" x 6`11"

Legal/Tax/Financial

Condo Fee:
\$535

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1910157	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Finally, a well-designed East-facing unit with UNOBSTRUCTED Sunrise & River views, offering exactly what you need and much more! Capture a 684sqft dwelling, consisting of, 1-bed, 1 den/office room- which can easily be converted to a 2nd bedroom, 1-full 4pc-bathroom, and another 2-pc powder bathroom. A bright & open-concept layout consisting of sleek and modern finishing's. 1 Titled Parking and 1 Assigned storage locker completes this package. UNIT FEATURES: Ensuite Washer/Dryer Kitchen Island Enclosed built-in Refrigerator and Dishwasher Floor to Ceiling Windows East-facing balcony A/C . Now, for the BUILDING EXTRAS: FITNESS GYM GUEST SUITE(s) booking options ROOFTOP Boardroom and exterior lookout points Massive indoor & outdoor common entertainment areas equipped with full kitchen & BBQs PET friendly Visitor Parking On-site Security/Concierge Bike Storage . Also, the need to mention, location, location, LOCATION! ... Situated within the heart of East Village, a thriving division of Downtown, Calgary- rich with nearby world renowned amenities! Maximize your downtime with extra-curricular activities via Calgary Central Library, Studio bell National Music Centre, Calgary Stampede Exhibit, trendy cafes, restaurants, and big box retailers. BONUS: An OFF-LEASH dog park, and Bow River Pathway systems are all within a 200 meter radius! If you value a contemporary, yet balanced lifestyle, this unit & building was made for you. Check out the virtual tour or schedule a private viewing today!</p>		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

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











