



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #316, Calgary T2G 1S2

MLS® #: **A2135322**

Area: **Downtown East
Village**

Listing Date: **05/30/24**

List Price: **\$413,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **661**
Low Sqft:
Ttl Sqft: **661**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

29

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`0" x 8`2"
Kitchen	Main	12`7" x 11`3"
3pc Ensuite bath	Main	5`0" x 8`1"
Den	Main	7`3" x 5`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`1" x 8`3"
Living/Dining Room Combination	Main	8`8" x 11`3"
4pc Bathroom	Main	7`7" x 5`6"
Balcony	Main	6`9" x 20`8"

Legal/Tax/Financial

Condo Fee: \$535	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	

Legal Desc: **1910157**

Remarks

Pub Rmks: **Welcome to this bright Apartment featuring 2 Beds 2 Baths & 661 sq. ft. of living space in Downtown East Village! 9' high ceiling and Open concept throughout the Living room, Dining room, and Kitchen. The contemporary kitchen features 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 center, rooftop patio, concierge services and secured underground parking. This condo offers lots of amenities! 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. This exciting, revitalizing East Village location is close to high-end restaurants, coffee shops, breweries and grocery, while being steps to the river pathways, off-leash dog area, c-train, Stampede grounds and downtown office core.**

Inclusions: **None**

Property Listed By: **YMK Real Estate & Management Inc.**

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

















