



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #503, Calgary T2G 1S2

MLS®#: **A2141789**

Area: **Downtown East
Village**

Listing **06/17/24**

List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$14k, 08-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type:
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **436**
Low Sqft:
Ttl Sqft: **436**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

91
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat: **None**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Concrete,Glass,Metal Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	2`8" x 2`10"	4pc Bathroom	Main	5`3" x 7`7"
Bedroom - Primary	Main	8`1" x 9`7"	Dining Room	Main	8`4" x 11`7"
Living Room	Main	11`5" x 11`4"	Balcony	Main	21`1" x 6`0"
Entrance	Main	3`8" x 9`10"			

Legal/Tax/Financial

Condo Fee: \$315	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	
Legal Desc:	1910157	

Remarks

Pub Rmks:	ATTENTION INVESTORS AND BUSY PROFESSIONALS! Discover an extraordinary living experience at this luxurious 20th-floor downtown Calgary condominium. Designed with the discerning young professional or investor in mind, This stylish one bedroom & 1 bathroom unit is located in the sought after Verve building in East Village. Beautiful open floor plan is perfect for entertaining. The kitchen features white quartz countertops and integrated appliances and a large island. The floor to ceiling windows in living room gives you a stunning view of the Bow River. Modern touches through out including wide plank flooring, unique lighting fixtures and a large balcony. Verve is a full service building and offer fantastic amenities including: fitness center, indoor lounge (6th floor) with ample seating area, fireplace and large TV, outdoor patio with hot tub, BBQ and firepit, guest suites (5th floor), rooftop terrace (25th floor), visiting parking and bike storage (in parkade) and full concierge. Enjoy a short walk to LRT, Central library, Bell Studio, Stampede park, Bow River pathway and much more. Don't miss out this great opportunity!
Inclusions:	N/A
Property Listed By:	TrustPro Realty

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