



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #422, Calgary T2G 1S2

MLS®#: **A2141820** Area: **Downtown East Village** Listing Date: **06/17/24** List Price: **\$368,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Heated Garage, Parkade, Secured, Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **574**
 Low Sqft:
 Ttl Sqft: **574**

DOM

91
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Boiler, Hot Water**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Outdoor Grill**

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11' 8" x 10' 3"	Kitchen	Main	11' 8" x 10' 3"
Bedroom - Primary	Main	9' 3" x 9' 2"	Den	Main	8' 5" x 7' 9"
5pc Bathroom	Main	0' 0" x 0' 0"			

Legal/Tax/Financial

Condo Fee: **\$463** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: **1910157**

Remarks

Pub Rmks: **Experience urban living at its finest in the prestigious Verve building, nestled in Calgary's vibrant East Village. This stunning 574 sq ft apartment offers one bedroom plus a versatile den, perfect for a home office or guest space. The contemporary design is highlighted by sleek quartz countertops, European-style cabinets, and high-end finishes throughout. The open-concept living area is bathed in natural light, with floor-to-ceiling windows. Step out onto your private balcony to enjoy unobstructed west-facing views of the city skyline. The spacious 5-piece bathroom exudes luxury with modern fixtures and ample storage. Residents of the Verve enjoy access to top-notch amenities, including a state-of-the-art fitness center, two beautifully landscaped terraces with outdoor grills, and guest suites for visitors. The titled underground heated parking stall and storage locker add convenience and peace of mind. Located in the heart of East Village, you'll be steps away from the Bow River pathways, eclectic shops, trendy cafes, and lush parks. Whether you're exploring the city or enjoying a quiet evening at home, this property offers the perfect blend of comfort and lifestyle. Contact me for a viewing. Don't miss out.**

Inclusions: **TV Wall Mount is included. All furniture can be purchased for an additional \$10,000. Airbnb is allowed but min stay is a month.**

Property Listed By: **2% Realty**

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