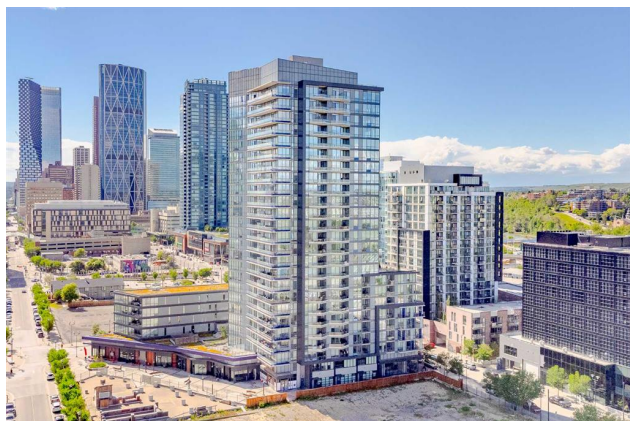




**615 6 Avenue #508, Calgary T2G 1S2**

MLS® #: **A2142704** Area: **Downtown East Village** Listing Date: **06/19/24** List Price: **\$409,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **684**  
 Low Sqft:  
 Ttl Sqft: **684**

DOM

**89**  
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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 10`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`8" x 9`3"</b>	<b>Den</b>	<b>Main</b>	<b>7`7" x 9`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`3" x 6`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`5" x 2`9"</b>	<b>Balcony</b>	<b>Main</b>	<b>7`6" x 6`11"</b>

Legal/Tax/Financial

Condo Fee: **\$535** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1910157**

Remarks

Pub Rmks: **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!**

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**