



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #1204, Calgary T2G 1S1

MLS® #: **A2144260**

Area: **Downtown East Village**

Listing Date: **07/16/24**

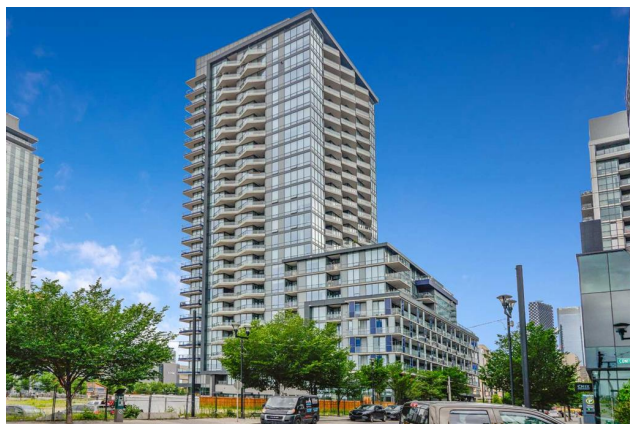
List Price: **\$448,500**

Status: **Active**

County: **Calgary**

Change: **-\$17k, 13-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **623**
Low Sqft:
Ttl Sqft: **623**

DOM

128
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener, Guest, Titled, Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony, Courtyard, Outdoor Grill**

Construction:

Concrete, Metal Siding

Flooring:

Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3` 8" x 5` 4"	Living Room	Main	10` 2" x 12` 10"
Kitchen With Eating Area	Main	8` 1" x 12` 8"	Laundry	Main	2` 10" x 3` 7"
Bedroom - Primary	Main	9` 10" x 11` 4"	3pc Ensuite bath	Main	4` 11" x 8` 0"
Bedroom	Main	7` 1" x 8` 5"	4pc Bathroom	Main	4` 11" x 8` 2"
Balcony	Main	6` 0" x 31` 6"			

Legal/Tax/Financial

Condo Fee:
\$520

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910157**

Remarks

Pub Rmks: **Discover upscale living at the Verve condominium! Situated on the 12th floor in Downtown East Village, Calgary! This fully furnished 2-bedroom, 2-bathroom condo was built in 2019, designed with elegance and features an open concept throughout the living room, dining room, and kitchen. It boasts premium finishes, 9' high ceilings, large windows, concierge services, security, close proximity to C-train, Superstore, kids' playground, and a modern dog park. This stunning 12th-floor condo offers the perfect blend of modern elegance and convenience with breathtaking views of both downtown Calgary's skyline and the picturesque Bow River. On the 6th floor, there is a fitness center, party room with fireplace, full kitchen & dining area, TVs & lounge area, and a huge rooftop patio with outdoor fire tables & games tables. The 25th floor offers another rooftop terrace with a gorgeous city view. Walking distance to Riverfront Pathways, Eau Claire Market, Prince's Island Park, YMCA, and many restaurants. This immediate turnkey unit is available for sale as FURNISHED! The unit comes with a titled underground parking stall level P2 - #217 and an assigned storage locker level P3 #P309-87.**

Inclusions: **2 TVs, Queen Beds + mattress, Double bed + mattress, Counter chairs, Kitchen utensils, Coffee table, TV Stand/shelf, Standing shelf. Floor steamer, wireless vacuum cleaner... Everything is included.**

Property Listed By: **CIR Realty**

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











