



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #2004, Calgary T2G1S2

MLS® #: **A2147527**

Area: **Downtown East Village**

Listing Date: **07/22/24**

List Price: **\$520,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **629**

Low Sqft:

Ttl Sqft: **629**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

87

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Secured,Titled,Underground

Utilities and Features

Roof:

Fan Coil,Natural Gas

Heating:

Sewer:

Ext Feat:

Balcony,Courtyard,Fire Pit,Outdoor Grill

Construction:

Concrete,Metal Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`11" x 16`1"	3pc Ensuite bath	Main	5`0" x 8`3"
Kitchen	Main	11`1" x 12`9"	Living Room	Main	9`11" x 9`7"
Bedroom	Main	7`2" x 8`0"	4pc Bathroom	Main	8`0" x 5`0"

Legal/Tax/Financial

Condo Fee:

\$511

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

DC

Legal Desc:

1910157

Remarks

Pub Rmks: **Welcome to this immaculate, contemporary 2-bedroom, 2-bathroom corner unit on the 20th floor, offering stunning views of the Bow River and Calgary Tower. The thoughtfully designed open floor plan is perfect for entertaining, featuring a sleek kitchen with integrated appliances, quartz countertops, and a spacious central island with a breakfast bar. This modern home boasts wide plank flooring, unique lighting fixtures, full-size ensuite laundry, and private balcony. Convenience is key with titled underground heated parking and secure assigned storage. The Verve offers luxurious amenities such as a concierge, spacious common areas with a cozy indoor lounge, a well-equipped exercise room, and a large patio area with a BBQ and fire pit. The 25th-floor observation deck provides spectacular downtown skyline views. Top-notch security includes full-time staff, concierge services, guest suites, and underground visitor parking. Ideally located steps from the river path system, shopping, restaurants, transit, and the impressive Central Library. Don't miss out - take a virtual 3D tour of this incredible home today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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