

615 6 Avenue #2104, Calgary T2G 1S2

MLS® #: **A2150801** Area: **Downtown East Village** Listing Date: **07/18/24** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 07-Aug** 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: **616**
 Low Sqft:
 Ttl Sqft: **616**

DOM

60
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,Parkade,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue**
 Construction: **Concrete**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Elevator,Kitchen Island,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$512

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1910157

Remarks

Pub Rmks:

((((The view of this Condo will not BE Obstructed on this side.)))) This Stunning Condo is located in the lively East Village of Calgary, ensuring you're right in the heart of the action, with easy access to restaurants, shops, and the city's cultural scene. The apartment boasts breathtaking downtown views that are both dramatic and awe-inspiring. Floor-to-ceiling windows flood the space with natural light during the day, and the city lights at night create a mesmerizing backdrop. The open-concept living space is meticulously designed, offering a perfect blend of sophistication and comfort. The modern kitchen is a dream for chefs, equipped with appliances, sleek cabinetry, and a spacious island for cooking and casual gatherings. The master bedroom provides a sanctuary of tranquility with its panoramic city views, ensuring you wake up and go to sleep with the cityscape as your backdrop. It has its on en-suit The second bedroom/Den offers Million dollar views as well. The second washroom is 4 piece. This unit also offers a Laundry room. The wrap around balconies offer stunning views, (pictures don't do justice)you can enjoy BBQing while enjoying both downtown and river views, providing additional outdoor living space to enjoy the incredible surroundings. The Verve offers a range of world-class amenities, including a rooftop terrace with lounge seating and a barbecue area for entertaining and enjoying the cityscape. There's also a state-of-the-art fitness facility for residents to stay active. A dedicated concierge is available to assist residents with deliveries and any other needs they may have, adding a touch of luxury and convenience to daily life. Covered and secure parking ensures the safety and accessibility of your vehicle at all times. if you are expecting guests there are suits that are available for your comfort in this building. Overall, this apartment offers a combination of stunning design, breathtaking views, and a range of amenities that make it a truly luxurious and convenient place to call home or a valuable investment opportunity.

Inclusions:

none

Property Listed By:

TREC The Real Estate Company

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







