



THE A-TEAM

RE/MAX FIRST

615 6 Avenue #501, Calgary T2G 1S2

MLS@#: A2154074 Area: Downtown East Village Listing Date: 07/31/24 List Price: \$329,999 Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment City/Town: Calgary Year Built: 2018 Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat: Heated Garage, Parkade, Titled, Underground

DOM

49 Layout Beds: 1 (1) Baths: 1.0 (1 0) Style: High-Rise (5+) Parking Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Tar/Gravel Heating: Fan Coil, Natural Gas Sewer: Ext Feat: Barbecue, Courtyard, Storage Construction: Concrete, Metal Siding Flooring: Vinyl Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Washer Int Feat: Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Sauna, Storage Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, 4pc Bathroom, and Kitchen With Eating Area.

Legal/Tax/Financial

Condo Fee: \$449 Title: Fee Simple Zoning: DC

Fee Freq:
Monthly

Legal Desc: **1910157**

Remarks

Pub Rmks: **Here's a great west-facing, super clean and bright condo on the 5th floor in East Village! It features one bedroom, one full bath, and a small den that can serve as a workspace or a spot for a desk. The kitchen is stylish with modern light cabinets, a stove top, built-in oven, dishwasher, and fridge, all blending seamlessly with the cabinets. There's also a built-in microwave in the island. The living room is spacious with floor-to-ceiling windows looking out to a quiet inner courtyard. Imagine relaxing on the balcony in the evening! The primary bedroom is roomy. The condo includes an underground parking spot and extra storage in the basement. The building has amenities like a massive party room, gym on the 6th floor, a guest suite, observation lounge and public deck on the 25th floor with a fantastic view, plus 24-hour concierge and security. It's within walking distance of the new public library, river pathways, LRT, Bell Studio, Inglewood, and much more. Come view this condo unit today!**

Inclusions: **None**
Property Listed By: **Synterra Realty**

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