



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #701, Calgary T2G1S2

MLS® #: **A2159256**

Area: **Downtown East Village**

Listing Date: **08/20/24**

List Price: **\$339,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **513**
Low Sqft:
Ttl Sqft: **513**

DOM

29
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan,Recreation Facilities**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`8" x 5`11"
Kitchen With Eating Area	Main	10`5" x 15`0"
4pc Ensuite bath	Main	4`11" x 8`0"
Balcony	Main	7`11" x 10`5"

Room	Level	Dimensions
Laundry	Main	2`9" x 2`8"
Living/Dining Room Combination	Main	11`5" x 10`10"
Bedroom - Primary	Main	11`11" x 11`11"

Legal/Tax/Financial

Condo Fee:
\$449

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1910157**

Remarks

Pub Rmks: **Discover Suite #701, an exceptional residence within the stunning Verve building. This unit offers breathtaking downtown views from the master bedroom, kitchen, and living room. The chic finishes and smart design elevate the home's appeal. The spacious flex room, currently used as a den, along with in-suite laundry and ample storage, make the most of this well-designed 1-bedroom, 1-bath layout. Additional features include a separate storage unit and a single underground parking stall. The Verve, the first condominium located on "The Riff" (a diagonal walkway connecting East Village to downtown Calgary), is poised for exciting restaurants and retail spaces. Residents can enjoy the building's amenities, including a fitness room, a stylish lounge with a fireplace, seating areas, a kitchen, dining space, and TVs. Outdoor enthusiasts will love the 6th-floor patio, featuring a BBQ, fire pit, hot tub, and yoga space, or the rooftop lookout terrace on the 25th floor. Make an appointment today to experience all that Suite #701 and The Verve have to offer.**

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

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