



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #804, Calgary T2G1S2

MLS® #: **A2166246** Area: **Downtown East Village** Listing Date: **09/16/24** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **622**
 Low Sqft:
 Ttl Sqft: **622**

DOM
3
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Coal Stove**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Built-In Range, Built-In Refrigerator, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	8`1" x 4`11"	4pc Bathroom	Main	5`8" x 0`0"
Bedroom	Main	8`3" x 7`0"	Foyer	Main	12`4" x 5`3"
Kitchen	Main	12`7" x 10`9"	Living Room	Main	9`4" x 9`11"
Bedroom - Primary	Main	15`9" x 9`8"			

Legal/Tax/Financial

Condo Fee: **\$526** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1910157**

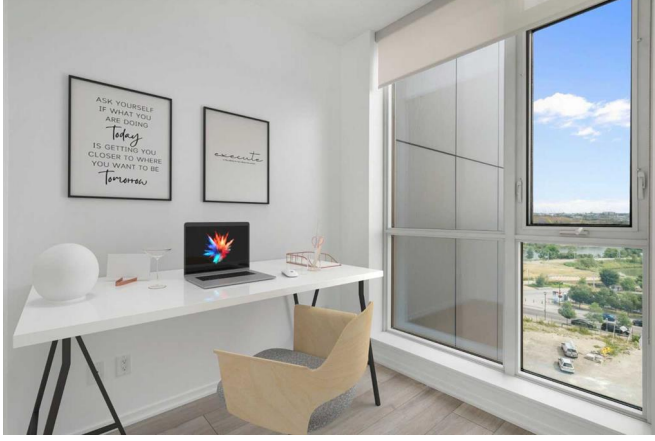
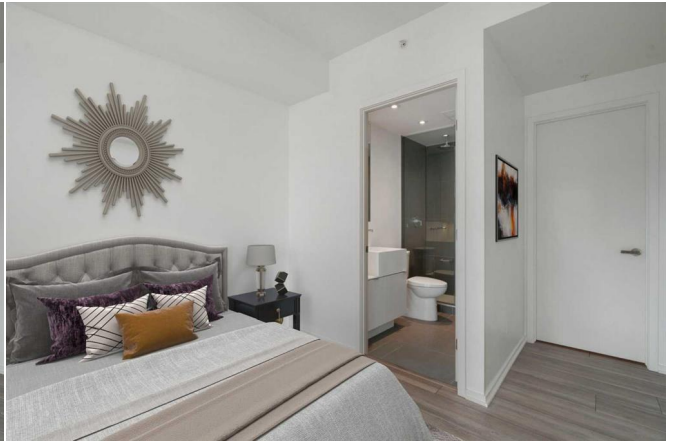
Remarks

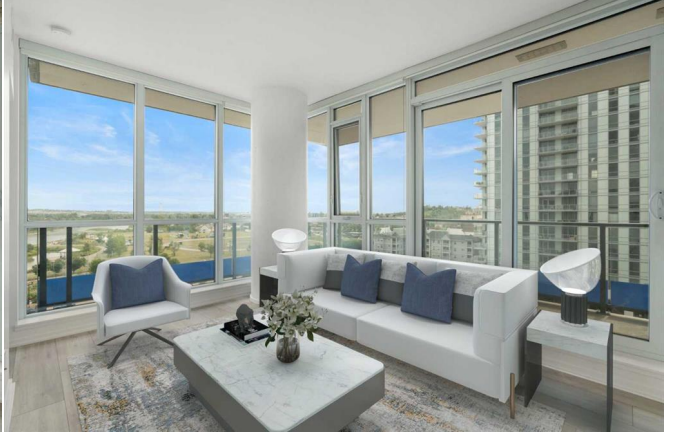
Pub Rmks: ****Stunning 2-Bedroom Condo in East Village, Calgary - Unparalleled Views & Amenities!**** Welcome to your dream urban retreat in the heart of East Village, Calgary! This luxurious 2-bedroom, 2-bathroom condominium is the epitome of modern living, offering floor-to-ceiling windows that frame spectacular views of the iconic Bow River. With a generous wrap-around deck facing southeast, you'll be treated to breathtaking sunrises and sunsets, making every moment at home feel special. Step inside to discover a well-laid-out unit, perfect for singles or couples who appreciate downtown living. The open-concept space is bathed in natural light, enhancing the high-end finishes throughout. Enjoy the convenience of in-suite laundry, Fisher & Paykel appliances, and sleek quartz countertops. Plus, the included window coverings offer the option to take in the views or create a cozy atmosphere whenever you desire—though you'll likely never want to block out that stunning scenery! This pet-friendly building is a haven for animal lovers, with a dedicated dog park and a vibrant community of fellow pet owners. Overlooking the park at East Village, you're surrounded by greenery, offering a serene escape right outside your door. The amenities here are second to none. The owner's lounge is perfect for relaxing or getting work done with modern conveniences and complimentary WiFi. Head up to one of the two observation decks for a 360-degree view of the entire city, including glimpses of the majestic mountain ranges to the west and south. East Village is a vibrant neighborhood brimming with local hotspots. Indulge in gourmet coffee at Phil & Sebastian's, savor mouthwatering meals at Charbar or Sidewalk Citizen, and grab a slice at Connie and John's Pizza—all within the historic Simmons Building. For your everyday needs, Winners, Superstore, and a pharmacy are just steps away. And when you're ready to explore, you're within walking distance of the City of Calgary's downtown library, the Calgary Zoo, and the eclectic Inglewood district. This condo is more than just a place to live; it's a lifestyle. Don't miss your chance to call this exceptional property home.

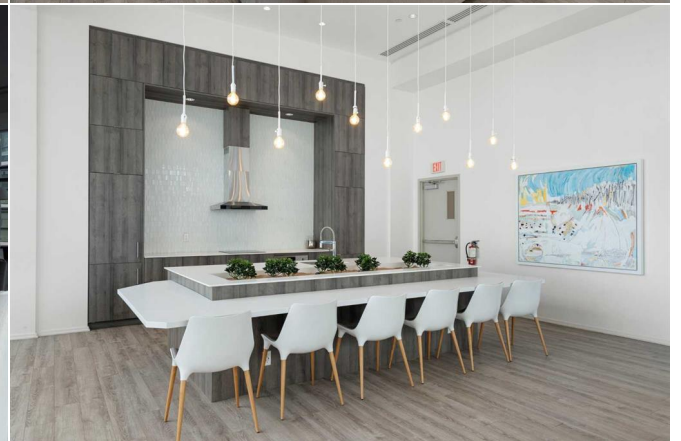
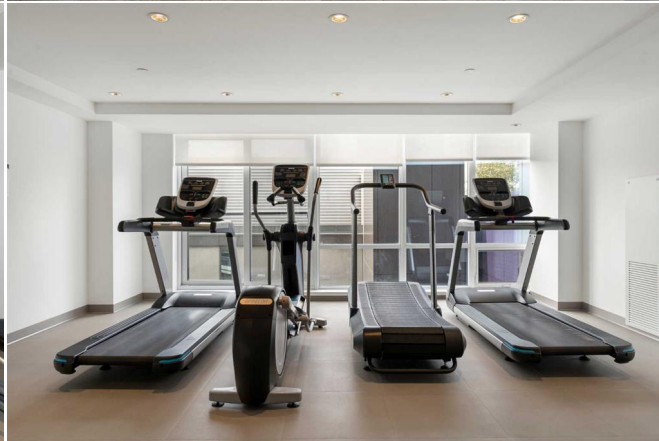
Inclusions: **N/A**
Property Listed By: **RE/MAX First**

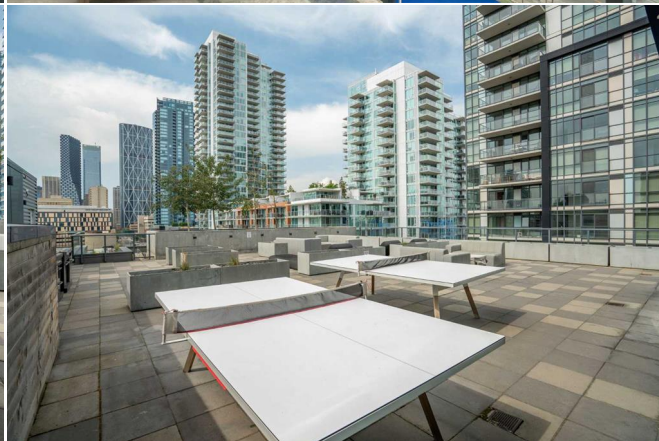
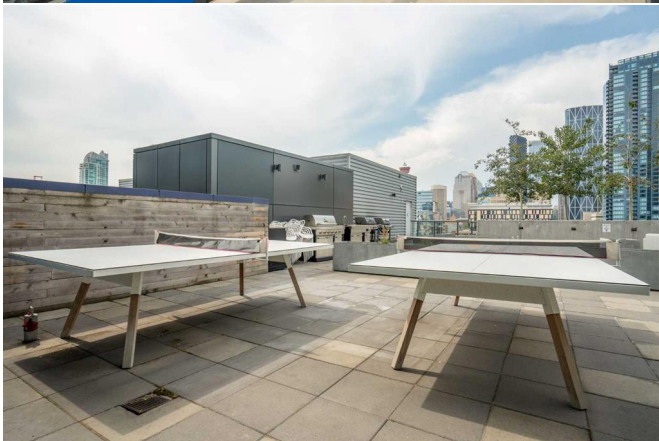
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

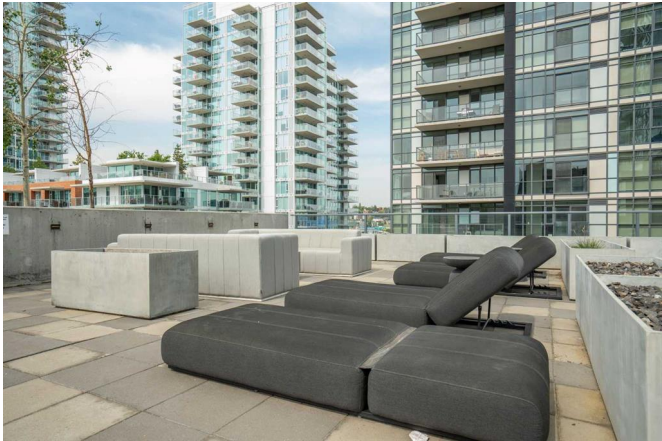












804-615 6 Ave SE, Calgary, AB

Main Floor Interor Area 822.42 sq ft



0 3 6 ft

PREPARED 2014/08/12



While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.