



THE A-TEAM

RE/MAX FIRST

615 6 Avenue #422, Calgary T2G 1S2

MLS®#: A2174369 Area: Downtown East Village Listing Date: 10/21/24 List Price: \$368,000
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:

Access:

Lot Feat: Park Feat: Heated Garage, Parkade, Secured, Stall, Titled, Underground

DOM

61 Layout Beds: 1 (1) Baths: 1.0 (1 0) Style: Apartment

Parking

Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Heating: Boiler, Hot Water Sewer: Ext Feat: Balcony, Courtyard, Outdoor Grill

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

Kitchen Appl: Int Feat: Utilities: Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, and 5pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$463 Title: Fee Simple Fee Freq: Zoning: DC

Legal Desc:

1910157

Monthly

Remarks

Pub Rmks:

Experience urban living at its finest in the prestigious Verve building, nestled in Calgary's vibrant East Village. This stunning 574 sq ft apartment offers one bedroom plus a versatile den, perfect for a home office or guest space. The contemporary design is highlighted by sleek quartz countertops, European-style cabinets, and high-end finishes throughout. The open-concept living area is bathed in natural light, with floor-to-ceiling windows. Step out onto your private balcony to enjoy unobstructed west-facing views of the city skyline. The spacious 5-piece bathroom exudes luxury with modern fixtures and ample storage. Residents of the Verve enjoy access to top-notch amenities, including a state-of-the-art fitness center, two beautifully landscaped terraces with outdoor grills, and guest suites for visitors. The titled underground heated parking stall and storage locker add convenience and peace of mind. Located in the heart of East Village, you'll be steps away from the Bow River pathways, eclectic shops, trendy cafes, and lush parks. Whether you're exploring the city or enjoying a quiet evening at home, this property offers the perfect blend of comfort and lifestyle. Contact me for a viewing. Don't miss out.

Inclusions:

None

Property Listed By:

2% Realty

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











