

615 6 Avenue #406, Calgary T2G 1S2

MLS® #: **A2176977** Area: **Downtown East Village** Listing Date: **11/02/24** List Price: **\$350,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Heated Garage,Owned,Parkade,Secured,Titled,Underground**

Finished Floor Area

Abv Sqft: **616**
 Low Sqft:
 Ttl Sqft: **616**

DOM

19
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`7" x 10`2"	Living Room	Main	13`10" x 10`8"
Bedroom - Primary	Main	11`0" x 9`7"	Den	Main	9`1" x 7`3"
4pc Bathroom	Main	8`3" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$492** Title: **Fee Simple** Zoning: **CC-EPR**
 Fee Freq:

Monthly

Legal Desc: 1910157

Remarks

Pub Rmks: **Experience urban living at its finest in the prestigious Verve building by FRAM+Slokker, nestled in Calgary's vibrant East Village. This stunning 616 sq ft condo offers a spacious one-bedroom layout plus a versatile "sleeper" den, perfect for a home office or guest space. Fully furnished and outfitted, this immaculate and bright condo is turn-key and move-in ready, perfect as your new home, a stylish pied-à-terre, or a lucrative investment property (monthly rentals only, no short-term rentals). Contemporary design elements shine throughout, featuring sleek quartz countertops, European-style cabinets, and high-end built-in appliances & finishes that create an inviting atmosphere. The open-concept living area is bathed in natural light from floor-to-ceiling windows, leading you to an oversized private balcony with a gas outlet—ideal for enjoying your morning coffee or evening gatherings with breathtaking east-facing river views. The bright bedroom features dual closets flanking the direct access to your cheater ensuite. The queen sized bed has built-in bedside lights and 6 storage drawers underneath for optimal function. The luxurious 4-piece bathroom boasts a soaker tub, tiled surround, modern fixtures and ample storage, enhancing your daily comfort. Residents of the Verve enjoy exclusive access to top-notch amenities on the 6th floor, including a state-of-the-art fitness center, a stylish social lounge/party room with full kitchen and a beautifully landscaped rooftop terrace complete with outdoor grills. A great place to host a party. An additional rooftop deck and social space on the 25th floor provide even more opportunities to unwind. Convenience is key, with a titled underground heated parking stall, bike storage, visitor parking, guest suite and a large storage locker included. There is 24 hour concierge/security and the building is pet-friendly. Located in the heart of East Village, you're just steps away from the Bow River pathways, LRT, new Superstore, Shoppers & Winners, eclectic shops, trendy cafes, lush parks, and cultural highlights such as the Central Library and the National Music Centre. Don't miss this exceptional opportunity to embrace a vibrant urban lifestyle!**

Inclusions: **furniture & housewares**
Property Listed By: **Royal LePage Solutions**

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







