



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #110, Calgary T2G 1S2

MLS®#: **A2177601**

Area: **Downtown East
Village**

Listing **11/05/24**
Date:

List Price: **\$710,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 08-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,516**
Low Sqft:
Ttl Sqft: **1,516**

DOM

77
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`6" x 4`7"	Flex Space	Main	20`8" x 17`11"
2pc Bathroom	Main	8`10" x 6`3"	Laundry	Main	8`6" x 3`5"
Nook	Main	11`6" x 8`1"	Kitchen	Main	9`10" x 5`2"
Entrance	Second	13`2" x 4`10"	Balcony	Second	8`4" x 6`3"
Bedroom - Primary	Second	9`2" x 9`2"	Living Room	Second	11`5" x 13`4"
Dining Room	Second	11`5" x 8`6"	Kitchen	Second	11`6" x 8`7"
Pantry	Second	2`2" x 1`9"	4pc Bathroom	Second	8`2" x 5`6"
Storage	Second	14`4" x 6`0"			

Condo Fee:
\$960

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-EPR

Legal Desc: **1910157**

Remarks

Pub Rmks: **Experience unmatched value with this extraordinary 1,525 sq ft LIVE/WORK unit in the sought-after Verve building. Perfectly situated in East Village, this rare property offers a unique opportunity to run your business from the spacious main floor while enjoying a chic one-bedroom condo on the upper level, each with separate entrances for ultimate convenience. Step into an open-concept living area featuring a sleek, modern kitchen complete with top-of-the-line integrated appliances, quartz countertops, and an expansive island, ideal for both entertaining and daily use. Every detail has been thoughtfully designed, from the stylish wide plank flooring to the statement lighting and contemporary fixtures that exude sophistication. Verve offers residents a premier lifestyle with its full range of upscale amenities. Enjoy the indoor lounge with ample seating, a cozy fireplace, and a large TV for gatherings. Stay active in the state-of-the-art exercise room or unwind on the expansive outdoor patio featuring a hot tub, BBQs, fire pit, and a stunning observation deck on the 25th floor. Additional perks include concierge service, 24/7 security, guest suites, storage facilities, and two underground parking stalls. This prime location puts you steps away from the C-Train, Superstore, St. Patrick's Island, the National Music Centre, Central Library, and more. Seize this incredible opportunity to blend business and luxury living seamlessly—your vibrant urban lifestyle awaits!**

Inclusions:
Property Listed By: **N/A
Grand Realty**

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









