



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #1607, Calgary T2G 1S2

MLS® #: **A2178926**

Area: **Downtown East
Village**

Listing Date: **11/15/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **864**
Low Sqft:
Ttl Sqft: **864**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

18
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`10" x 10`3"	Kitchen	Main	12`10" x 7`8"
Dining Room	Main	14`2" x 7`5"	Den	Main	6`3" x 5`5"
Bedroom - Primary	Main	9`10" x 9`9"	Bedroom	Main	9`11" x 9`1"
Laundry	Main	2`9" x 2`5"	4pc Bathroom	Main	7`11" x 5`2"
3pc Ensuite bath	Main	8`1" x 4`11"	Balcony	Main	20`6" x 10`6"

Legal/Tax/Financial

Condo Fee: **\$667**
 Title: **Fee Simple**
 Fee Freq: **Monthly**
 Zoning: **CC-EPR**

Legal Desc: **1910157**

Remarks

Pub Rmks: **This exclusive corner unit in the sought-after Verve building offers breathtaking 180° views of the Bow and Elbow Rivers, St. Patrick's Island and Fort Calgary, framed by floor-to-ceiling windows. A rare find, 2 bedrooms plus a functional den that also provides valuable pantry and storage space, 2 full bathrooms and a private patio space for entertaining, or simply relaxing while taking in the stunning surroundings. Inside, the open-concept layout is thoughtfully designed to maximize functionality and luxury. The gourmet kitchen features sleek built-in appliances, ample cabinetry, and a spacious island ideal for meal prep or casual dining. The adjoining dining and living areas are perfectly positioned to make the most of the incredible views, while the den provides a flexible space for a home office. The primary suite is a private oasis with custom built-in closets and a modern ensuite bathroom, complete with a glass-enclosed walk-in shower. The generously sized second bedroom offers easy access to the second full bathroom, which features a deep soaker tub for ultimate relaxation. Extensive custom built-ins throughout the unit enhance storage while maintaining a clean and sophisticated aesthetic and soaring 9-foot ceilings. Verve's outstanding amenities include a fitness centre and party room on the 6th floor, as well as a guest suite and a rooftop observation lounge and deck on the 25th floor. A full-time very helpful concierge adds convenience and security, while a titled underground parking stall and a separate storage locker provide additional practicality. Located in the vibrant East Village, this unit is surrounded by some of Calgary's best dining, shopping, and entertainment. Enjoy immediate access to adjacent river pathways, plenty of green spaces, dog park, playground and pickleball court. Just a short walk to the C-Train and an array of urban amenities that make this one of the city's most desirable communities. Don't miss this rare opportunity to own a luxurious home in one of Calgary's most sought-after neighbourhoods!**

Inclusions: **n/a**
 Property Listed By: **RE/MAX House of Real Estate**

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















