

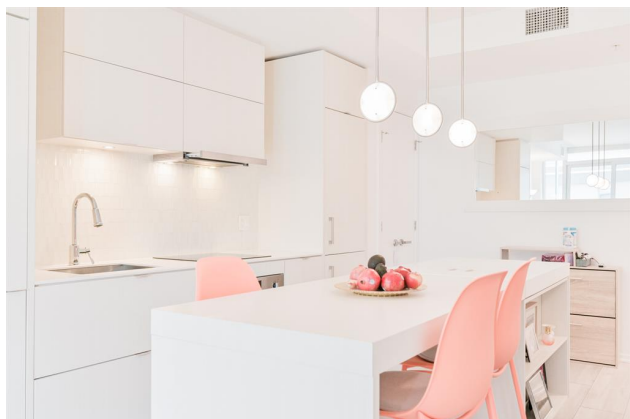


THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #501, Calgary T2G 1S2

MLS® #: **A2180841** Area: **Downtown East Village** Listing Date: **11/24/24** List Price: **\$319,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: **510**
 Low Sqft:
 Ttl Sqft: **510**

DOM

59
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil, Natural Gas**
 Sewer:
 Ext Feat: **Barbecue, Courtyard, Storage**

Construction: **Concrete, Metal Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Washer**
 Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Sauna, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9' 4" x 12' 1"	Den	Main	3' 5" x 6' 1"
4pc Bathroom	Main	5' 0" x 8' 3"	Living Room	Main	11' 5" x 13' 0"
Kitchen With Eating Area	Main	11' 5" x 14' 1"			

Legal/Tax/Financial

Condo Fee: **\$387** Title: **Fee Simple** Zoning: **CC-EPR**

Fee Freq:
Monthly

Legal Desc: **1910157**

Remarks

Pub Rmks: **Here's a great west-facing, super clean and bright condo on the 5th floor in East Village! It features one bedroom, one full bath, and a small den that can serve as a workspace or a spot for a desk. The kitchen is stylish with modern light cabinets, a stove top, built-in oven, dishwasher, and fridge, all blending seamlessly with the cabinets. There's also a built-in microwave in the island. The living room is spacious with floor-to-ceiling windows looking out to a quiet inner courtyard. Imagine relaxing on the balcony in the evening! The primary bedroom is roomy. The condo includes an underground titled parking stall and extra storage in the basement. The building has amenities like a massive party room, gym on the 6th floor, a guest suite, observation lounge and public deck on the 25th floor with fantastic views, plus 24-hour concierge and security. It's within walking distance of the new public library, river pathways, LRT, Bell Studio, Inglewood, and much more. Come view this condo unit today!**

Inclusions: **None**
Property Listed By: **Synterra Realty**

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





