



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #221, Calgary T2G 1S2

MLS® #: **A2187744**

Area: **Downtown East
Village**

Listing **01/17/25**

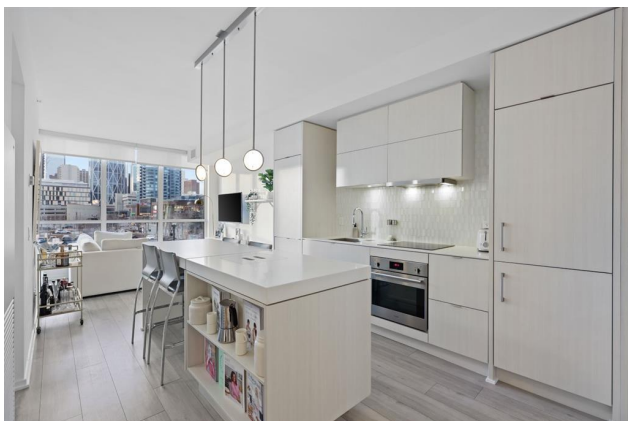
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **555**
Low Sqft:
Ttl Sqft: **555**

DOM

5

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Concrete

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Electric Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|
| Living Room | Main | 11`10" x 10`3" |
| Bedroom - Primary | Main | 9`3" x 9`2" |
| Den | Main | 8`4" x 7`6" |
| 4pc Bathroom | Main | 8`2" x 4`11" |

| Room | Level | Dimensions |
|----------------|-------------|----------------------|
| Kitchen | Main | 11`6" x 10`3" |
| Foyer | Main | 8`7" x 3`11" |
| Laundry | Main | 3`7" x 2`8" |
| Balcony | Main | 8`5" x 6`2" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$463

Fee Simple

CC-EPR

Fee Freq:
Monthly

Legal Desc: 1910157

Remarks

Pub Rmks: **Welcome to this stunning 1-bed + den apartment in vibrant East Village, offering bright, spacious living with sweeping downtown views. Flooded with natural light, this modern home provides the perfect balance of comfort, style, and convenience. The versatile den offers additional space that can be the ideal work-from-home office or can be used as a cozy reading nook, additional storage, offering flexibility to suit your lifestyle. The contemporary kitchen is designed for both style and function, complete with built-in appliances, quartz countertops, ample cabinetry and a large kitchen island which doubles as kitchen table. The living area features large windows that showcase panoramic views of Calgary's downtown skyline, creating the perfect backdrop for both relaxing and entertaining. Step out onto your private covered balcony - ideal for enjoying a morning coffee or unwinding at the end of the day while taking in the beautiful cityscape. The generously sized bedroom offers a peaceful retreat, with custom built in closet organizers. The contemporary bathroom features modern finishes, thoughtful design and a soaker tub. Additional perks include in-suite laundry, secure underground parking, and many building amenities. Verve offers 24/7 concierge, a full fitness centre, rooftop patio, party room, guest suites, visitor parking and much more! With its unbeatable location, you'll have easy access to the best that East Village has to offer: walkable to trendy cafes, restaurants, the Riverwalk, and all the excitement of downtown. Book your showing today!**

Inclusions: **Family room tv wallmount and shelf, bathroom shelves, remaining furniture negotiable**

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





