



THE
A-TEAM

**RE/MAX
FIRST**

615 6 Avenue #1504, Calgary T2G 1S2

MLS® #: **A2201948**

Area: **Downtown East Village**

Listing Date: **03/12/25**

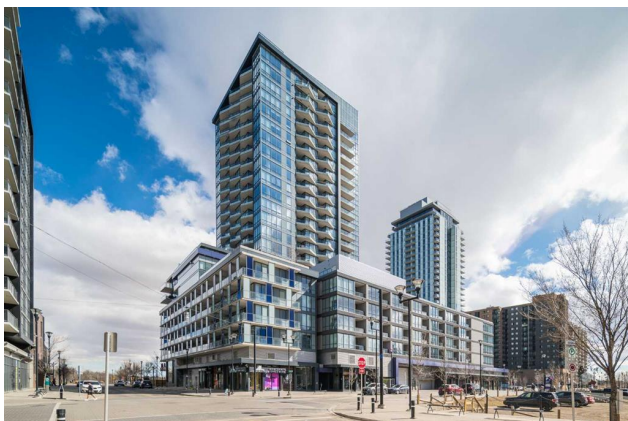
List Price: **\$465,000**

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: **627**
Low Sqft:
Ttl Sqft: **627**

DOM

2
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|---------------------|--------------|----------------------|
| Kitchen | Main | 10`11" x 15`9" | Living Room | Main | 10`0" x 9`5" |
| Bedroom - Primary | Main | 9`10" x 15`9" | Bedroom | Main | 7`0" x 8`3" |
| 3pc Ensuite bath | Main | 4`11" x 8`2" | 4pc Bathroom | Main | 7`11" x 4`10" |

Legal/Tax/Financial

Condo Fee:
\$520

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-EPR**

Monthly

Legal Desc: 1910157

Remarks

Pub Rmks: **Perched on the 15th floor, this stunning condo offers a perfect blend of modern elegance and city convenience, with breathtaking views of downtown Calgary's skyline and the Bow River. With its south and east-facing exposure, natural light floods the space throughout the day. Step inside to a bright and airy open-concept layout, where floor-to-ceiling windows create a seamless connection to the cityscape. The sleek kitchen is outfitted with high-end built-in appliances, quartz countertops, and plenty of storage. The spacious primary bedroom features large windows, ample closet space, and a spa-like ensuite, while the second bedroom is ideal for guests or a home office. Residents enjoy top-tier amenities, including a fitness center, rooftop patio, concierge services, and secure underground parking. Located in the heart of downtown, this home puts you steps from Calgary's best restaurants, shopping, and cultural hotspots. Whether you're enjoying the city views from your expansive wraparound deck or exploring the vibrant surroundings, this condo offers the ultimate urban lifestyle. Don't miss your chance to make it yours!**

Inclusions: N/A
Property Listed By: First Place Realty

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









