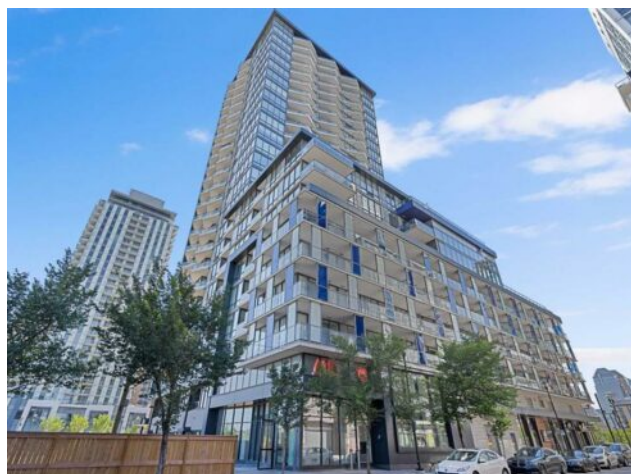


801, 615 6 Avenue SE
Calgary, Alberta

MLS # A2248602



\$334,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	517 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Gated, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Central, Fan Coil, Natural Gas		Water: Public
Floors:	Ceramic Tile, Laminate		Sewer: Public Sewer
Roof:	-		Condo Fee: \$ 454
Basement:	-		LLD: -
Exterior:	Concrete, Metal Siding		Zoning: DC
Foundation:	-		Utilities: Electricity Connected, Sewer Connected, Water Connected
Features:	Breakfast Bar, Built-in Features, Elevator, No Animal Home, No Smoking Home, Quartz Counters, Storage, Track Lighting, Vinyl Windows		

Inclusions: N/A

Attention Savvy Investors and Professionals! Look no further! Experience the Most Affordable LUXURY living condo in vibrant Downtown Calgary. Sunny WEST Facing unit with big balcony and fantastic VIEW! Modern kitchen with beautiful quartz countertops, built-in high-end appliances, and a big island. , Stylish tile backsplash, and ample cabinetry. In-suite laundry. Titled underground secured parking and a large storage locker on P2 level are included. The renowned sought-after building Verve features: Convenient full concierge service. Ample visitor parking and bike storage. Convenient Guest Suites provide accommodations for your visitors. Rooftop 25th floor observation/viewing deck and indoor gathering/meeting spaces. Sixth floor Spacious and luxury lounge/party room and outdoor hot tub, BBQ, gas fire pit, table tennis tables and outdoor furniture. Fitness Center is also on this floor. 24-Hour security. Pet-Friendly with board approval. WALKING distance to Bow River pathway, parks, island, LRT station, superstore, city hall, central library, community garden, restaurants, national music center, stampede park, casino, Chinatown and downtown core office buildings. One of the Best school systems includes Western Canada High School etc. ACT NOW before it’s gone again!