

\$319,900 - 225, 615 6 Avenue Se, Calgary

MLS® #A2172318

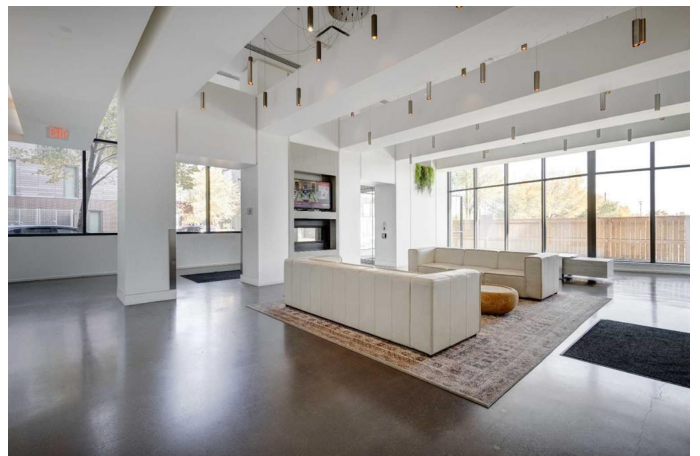
\$319,900

1 Bedroom, 1.00 Bathroom, 557 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

PRICE REDUCED!!! Welcome home to your modern 1-Bed/Den Condo (Den with glass sliding doors currently used as an office that can be easily used as a guest bedroom) + 1-4pc bath, IN-SUITE LAUNDRY room with extra storage, underground parking, separate storage locker (large metal cage), with a quiet West Facing Patio, in the desirable **â€˜VERVEâ€™**™ Complex by FRAM+Slokker in Calgaryâ€™s coveted community of Downtown East Village! A Rare Pet friendly building with board approval for Cats & Dogs up to a Max of 2. This immaculate and BRIGHT (loads of natural light) open concept condo with laminate flooring throughout, leads to the kitchen living room combination (maximizing space), the modern kitchen with all the appliances you could need, has a good sized kitchen island with Quartz-Countertop (that maximizes space with itâ€™s smart design), leads to your open concept living room, that steps out to a good-sized COVERED BALCONY, and looks over a quite street and open parking lot that provides unobstructed views of Downtowns Bow Tower & Studio Bellâ€™s National Music Centre. This spectacular condo located in Downtownâ€™s East Village, is perfect for those who enjoy walking to work, quick access to the LRT, and is just steps to Calgaryâ€™s Historic Simmons Building (that houses Phil & Sebastian for your morning coffee, Sidewalk Citizen Bakery, and Charbar). And for all the FOODIES the location is just steps to Nupo



(offering an omakase sushi experience), a quick walk to Fortuna's Row (Latin American inspired dining located in a century-old 10,000 sq/ft warehouse), King Edward Hotel for live music, and Parlour Ice Cream for those hot summer days. Even more, bask in the convenient location by enjoying The award-winning Jack & Jean Leslie RiverWalk (provides dedicated pedestrian and cycle lanes along the edges of the Bow and Elbow rivers), Crossroads Community Garden, St. Patrick's Island, The Bounce Games Park, 5th Street Square(where you will see Dennis Oppenheim's inverted 'œDevice to Root Out Evil.â•), Calgary's Flagship New Central Library (absolutely stunning design not to be missed), Superstore for your daily groceries, and all the amenities that Downtown's vibrant East Village has to offer (I can't list them ALL!). Just move in and enjoy your new Downtown East Village Lifestyle. And did I mention the building's desirable amenities such as the 6th floor Gym & LARGE Party Room/Lounge area with Patio/BBQs/ Reading area/Ping Pong Table + Roof Top patio on 25th floor! View this home today, before it's gone!!!

Built in 2018

Essential Information

MLS® #	A2172318
Price	\$319,900
Sold Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	557
Acres	0.00
Year Built	2018
Type	Residential

Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	225, 615 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1S2



Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Washer, Built-In Refrigerator, Built-In Oven, Electric Cooktop, Range, Window Coverings
Heating	Forced Air, Central
Cooling	Central Air
# of Stories	26

Exterior

Exterior Features	Balcony, Storage
Construction	Concrete, Glass, Metal Siding

Additional Information

Date Listed	October 10th, 2024
Date Sold	December 11th, 2024
Days on Market	62
Zoning	CC-EPR
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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