

210, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2247133



# \$474,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown East Village              |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 745 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | Street Lighting, Views             |               |                  |

|                    |                                                                                                             |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt/Gravel                                                                                              | <b>Condo Fee:</b> | \$ 599 |
| <b>Basement:</b>   | -                                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                                                                    | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage |                   |        |

**Inclusions:** hoodfan

STUNNING 2-BEDROOM, 2-BATHROOM LUXURY CORNER UNIT FEATURING A RARE 319 SQ. FT. WRAP-AROUND BALCONY! in Calgary's vibrant East Village. Floor-to-ceiling windows fill this home with natural light, in this open-concept space that is one the best layouts in this modern full amenity building. Boasting quartz countertops, integrated custom-panel appliances, and in-suite laundry. The spacious living and dining area are perfect for entertaining with direct access to the one of a kind huge balcony fitted with a natural gas link...the perfect mix of indoor/outdoor living. The large windows continue into the primary suit which offers a full ensuite with a glass enclosed walk in shower. The second bedroom is also a good size that is perfect for guests or a home office allowing you to still feel part of the trendy action of the East Village. Another full bathroom, and large entryway complete this home. Enjoy premium building amenities including concierge, security, an owners' lounge, fitness center, 360° observation decks, and an elegant entertainment room. Steps from dining, shopping, and recreation, this condo includes There is even a titled underground secured parking stall and a storage locker, plus the home has been freshly painted! The perfect blend of luxury, comfort, and convenience all in one of Calgary most desirable communities!