



GRASSROOTS
REALTY GROUP

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1404, 615 6 Avenue SE
Calgary, Alberta

MLS # A2123400



\$459,900

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 627 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 520 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |
| Inclusions: | None | | |

This stunning 14th floor condo offers the perfect blend of modern elegance and convenience with breathtaking views of both downtown Calgary's skyline and the picturesque Bow River. Step inside to discover a thoughtfully laid out open floor plan bathed in natural light streaming through the large windows. The contemporary kitchen features upgraded built in appliances, quart countertops and ample cabinet space. The primary bedroom features large windows generous closet space and a luxurious ensuite. The second bedroom is perfectly suited as guest room or home office. Residents of this exclusive building enjoy access to a range of amenities, including a fitness centre, rooftop patio, concierge services and secured underground parking. Located in the heart of downtown, you'll find yourself just steps away form Calgary's vibrant culinary scene, shopping districts, and cultural attractions. Whether you're relaxing at home on your huge wrap around deck or exploring the city, this condo offers the ultimate urban lifestyle experience. Don't miss the opportunity to make it yours!