

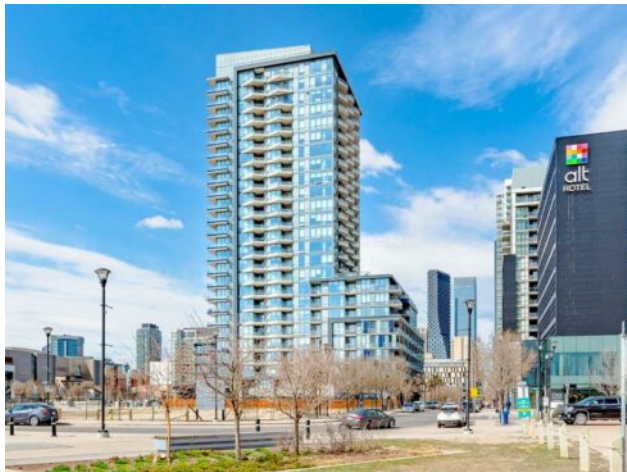


GRASSROOTS
REALTY GROUP

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508, 615 6 Avenue SE
Calgary, Alberta

MLS # A2126092



\$435,000

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 684 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|----------------|------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 535 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island | | |

| | |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Finally, a well-designed East-facing unit with UNOBSTRUCTED Sunrise & River views, offering exactly what you need and much more! Capture a 684sqft dwelling, consisting of, 1-bed, 1 den/office room- which can easily be converted to a 2nd bedroom, 1-full 4pc-bathroom, and another 2-pc powder bathroom. A bright & open-concept layout consisting of sleek and modern finishing's. 1 Titled Parking and 1 Assigned storage locker completes this package. UNIT FEATURES: Ensuite Washer/Dryer |Kitchen Island |Enclosed built-in Refrigerator and Dishwasher| Floor to Ceiling Windows | East-facing balcony |A/C|. Now, for the BUILDING EXTRAS: FITNESS GYM | GUEST SUITE(s) booking options | ROOFTOP Boardroom and exterior lookout points| Massive indoor & outdoor common entertainment areas equipped with full kitchen & BBQs| PET friendly | Visitor Parking |On-site Security/Concierge| Bike Storage|. Also, the need to mention, location, location, LOCATION! ... Situated within the heart of East Village, a thriving division of Downtown, Calgary- rich with nearby world renowned amenities! Maximize your downtime with extra-curricular activities via Calgary Central Library, Studio bell National Music Centre, Calgary Stampede Exhibit, trendy cafes, restaurants, and big box retailers. BONUS: An OFF-LEASH dog park, and Bow River Pathway systems are all within a 200 meter radius! If you value a contemporary, yet balanced lifestyle, this unit & building was made for you. Check out the virtual tour or schedule a private viewing today!