



GRASSROOTS
REALTY GROUP

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1504, 615 6 Avenue SE
Calgary, Alberta

MLS # A2201948



\$445,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	627 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Glass	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Funiture in the unit

Perched on the 15th floor, this stunning condo offers a perfect blend of modern elegance and city convenience, with breathtaking views of downtown Calgary's skyline and the Bow River. With its south and east-facing exposure, natural light floods the space throughout the day. Step inside to a bright and airy open-concept layout, where floor-to-ceiling windows create a seamless connection to the cityscape. The sleek kitchen is outfitted with high-end built-in appliances, quartz countertops, and plenty of storage. The spacious primary bedroom features large windows, ample closet space, and a spa-like ensuite, while the second bedroom is ideal for guests or a home office. Residents enjoy top-tier amenities, including a fitness center, rooftop patio, concierge services, and secure underground parking. Located in the heart of downtown, this home puts you steps from Calgary's best restaurants, shopping, and cultural hotspots. Whether you're enjoying the city views from your expansive wraparound deck or exploring the vibrant surroundings, this condo offers the ultimate urban lifestyle. Don't miss your chance to make it yours!