



## 615 6 Avenue Calgary Alberta

\$339,900

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 'VERVE' Complex by FRAM+Slokker in Calgary'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 it'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 Bell's National Music Centre. This spectacular condo located in Downtown's East Village, is perfect for those who enjoy walking to work, quick access to the LRT, and is just steps to Calgary'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 Par...

4pc Bathroom 8.17 Ft x 4.92 Ft

Other 9.00 Ft x 7.33 Ft

Primary Bedroom 9.17 Ft x 9.50 Ft

Foyer 8.33 Ft x 3.83 Ft

Kitchen 11.25 Ft x 11.33 Ft

Living room/Dining room 11.08 Ft x 12.08 Ft

Laundry room 2.67 Ft x 6.33 Ft

Den 8.33 Ft x 7.42 Ft

Listing Presented By:



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