



# 615 6 Avenue Calgary Alberta

\$409,000

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! (id:6769)

Living room 3.51 M x 3.23 M  
 Kitchen 3.07 M x 3.86 M  
 Primary Bedroom 2.95 M x 2.82 M  
 Den 2.31 M x 2.87 M

2pc Bathroom .99 M x 2.01 M  
 4pc Bathroom 2.52 M x 1.50 M  
 Laundry room .74 M x .84 M  
 Other 2.29 M x 2.11 M

Listing Presented By:



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Century 21 Bravo Realty

<http://www.liangcommercial.ca/>

**RE/MAX Realty Professionals**

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