

**615 6 Avenue SE # 908 Calgary, AB T2G 1S2**

**Residential**

**Active**

**A1051582**

**DOM:** 55

**LP:** \$328,500.00

**OP:** \$348,000.00

**PD:**

**Class:** Apartment  
**County:** Calgary  
**Type:** High Rise (5+ stories)

**Area:** Calgary  
**Zone:** CAL Zone CC  
**Community:** Downtown East Village

**Levels:** Single Level Unit

**Ttl Beds:** 1

**Year Built:** 2018

**F/H Bth:** 1/0

**LINC#:** [0038201224](#)

**LP/SF:** \$687.28

**Arch Style:**

**Suite:** No

**Possession:** 60 Days / Neg

**Lot Dim:**

**Lot Size:** SqFt

**Legal Pln:** 1910157

**Blk:**

**Lot:** **Condo:** Yes

**Land Use:** DC

**Tax Amt/Yr:** \$2,136.00/2020

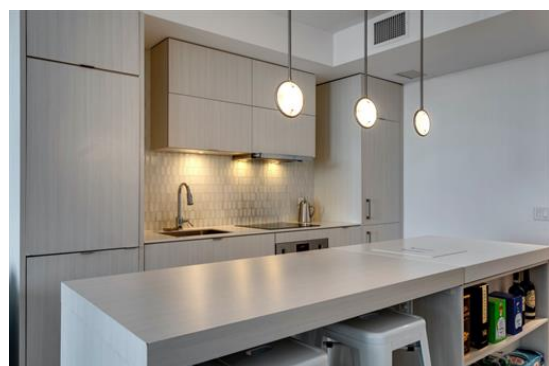
**Title to Lnd:** Fee Simple

**Loc Imp Amt:**

**Disclosures:** No Disclosure

**Front Exp:**

**Restrict:** None Known



Recent Change: **01/21/2021 : DOWN : ->Active**

**Public Remarks:** 638 SQFT PATIO! WITH AMAZING VIEWS! When you're quickly building your professional career and spheres of influence – you need a home that can keep up with the demands of your busy life. With this ultramodern and thoughtfully designed condominium, you'll be living right in the middle of the action and in close proximity to everything you need. Don't spend your time on yard work and maintenance! With this unit, you'll have all the freedom to pursue your dreams and expand your horizons. With floor to ceiling windows bringing natural lights and stunning views of East Village Parks and Bow River. This unit is one of only few in the exclusive VERVE building with a 638sqft patio attached with tons of room for entertaining or relaxing. Forget about buying a "fixer-upper" – this place already has it all! Your new home is waiting, but it won't wait around for long. Act NOW and get into the home that will carry you into your best future! Verve Building has a party room, gym, hot tub on the 6th floor, guest suite, observation lounge and deck on the 25th floor, full time concierge, security and more ...

**Directions:**

**Rooms & Measurements**

	2P	3P	4P	5P	6P		Total AG:	44	Mtr2	478	SqFt
<b>Baths:</b>	0	0	0	0	0	<b>Bed Abv:</b> 1					
<b>EnSt Bth:</b>	0	0	1	0	0	<b>Rms Abv:</b> 3					

**Property Information**

<b>Basement:</b>		<b>Lndry Feat:</b> In Unit
<b>Heating:</b> Forced Air, Natural Gas		<b>Cooling:</b> Central Air
<b>Construction:</b> Concrete, Metal Siding		<b>Fireplaces:</b> 0
<b>Foundation:</b> Poured Concrete		<b>Flooring:</b> Laminate, Tile
<b>Exterior Feat:</b> Other		<b>Fencing:</b>
<b>Roof Type:</b> Tar/Gravel		<b>Balcony:</b> Patio, Terrace
<b>Parking:</b> Underground		
<b>Features:</b> Built-in Features, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities		
<b>Comm Feature:</b> Park, Playground, Sidewalks, Street Lights, Shopping Nearby		
<b>Appliances:</b> Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings		
<b>Other Equip:</b> None		

**Condo Information**

<b>Condo Name:</b> Verve		<b>Condo Fee:</b> \$326/Monthly
<b>Condo Type:</b> Conventional	<b>Post Tension:</b> Yes	<b>HOA:</b>
<b>Mgmt Co/Ph:</b> 4032991810		<b>Floor #:</b> 9
<b>Prk Plan Type:</b> Titled		
<b>Legal Desc:</b> 1910157/153	<b>Prk Stall #:</b>	<b>Total Floors:</b> 25
<b>Legal Park:</b> 1910158/33	<b>Storage Type:</b> Assigned	<b>Common Walls:</b> 2+ Common Walls
<b>Legal Stor:</b>	<b>Locker #:</b> 82	<b>Unit Exposure:</b> E, N, NE
<b>Total Units:</b>	<b>Registrd Size:</b> 43.5/468.23	<b>Unit Factor:</b> 23
<b>Fee Includes:</b> Caretaker, Heat, Insurance, Security Personnel, Sewer, Snow Removal, Water		<b>Prk Unit Factor:</b> 23
<b>Reg Size Incl:</b> Interior Above Grade		
<b>Assoc Amen:</b> Fitness Center, Guest Suite, Party Room, Recreation Room, Spa/Hot Tub, Storage		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).