

780-380-6207  
meghan@meghanrobinson.net

301, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2214925



**\$323,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	516 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 454
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Recessed Lighting		

**Inclusions:** N/A

Experience elevated urban living in this beautifully designed 1 bed, 1 bath condo located in the vibrant heart of East Village. Perfectly positioned for outdoor enthusiasts and city dwellers alike, this immaculate home offers immediate access to the scenic river walk, a dynamic mix of shops, cafes, restaurants, and an exciting nightlife scene. Inside, the thoughtfully crafted open floor plan provides floor-to-ceiling windows and an entire wall of glass in the living area and primary bedroom. Wide plank flooring, central air conditioning, and high-end finishes create a sophisticated, welcoming ambiance. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, integrated high-end appliances, and a center island with built-in seating—ideal for both casual dining and entertaining. The spacious primary suite boasts expansive windows and a luxurious ensuite complete with an oversized rain shower. Step outside onto the expansive balcony to enjoy fresh air and views, perfect for warm-weather relaxation. Residents enjoy a host of upscale amenities including a rooftop patio with breathtaking views of downtown Calgary, the Calgary Tower, and the Bow River. Additional features include a modern party room with a fireplace and full kitchen, a large meeting room, a state-of-the-art fitness centre, a hot tub, guest suites, and a full-time concierge service for convenience and peace of mind. All of this, just steps from the C-Train, Superstore, the historic Simmons Building, St. Patrick's Island, Studio Bell, the Central Library, and more. Don't miss your chance to live in one of Calgary's most sought-after inner-city communities. This East Village gem offers the ultimate combination of luxury, lifestyle, and location!

Copyright (c) 2025 Meghan Robinson. Listing data courtesy of Unison Realty Group Ltd.. Information is believed to be reliable but not guaranteed.