

301, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2214925



**\$315,000**

<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		
<b>Inclusions:</b>	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!