

2303, 615 6 Avenue SE
Calgary, Alberta

MLS # A2209266

\$539,000

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|-----------|------------------------------------|--------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 964 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 702 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Glass | Zoning: | CC-EPR |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Recreation Facilities, See Remarks, Storage | | |

Inclusions: NONE

Discover this stunning 2-bedroom, 2-bathroom luxury condo that redefines city living. Located in the vibrant East Village, this home boasts breathtaking 180° views of the Bow River, Stampede Park, and the iconic Calgary Tower from nearly every angle—living room, bedrooms, and your expansive sheltered balcony. This is your front-row seat to the dynamic cityscape. The open-concept layout is thoughtfully designed for effortless living, offering an inviting atmosphere ideal for entertaining or simply unwinding. Impeccable high-end finishes, including sleek quartz countertops, integrated custom-panel appliances, and the convenience of in-suite laundry, elevate your living experience. Whether you’re preparing a gourmet meal in the modern kitchen or enjoying Calgary’s skyline from your couch, every moment in this home feels extraordinary. The spacious primary bedroom retreat is a serene haven, complete with a spa-inspired ensuite. Dual sinks, a luxurious soaker tub, and a generously sized walk-in shower provide both elegance and functionality. This development offers an array of premium amenities. From working remotely in the owners’ lounge with complimentary WiFi to enjoying the spectacular 360-degree views from the observation decks, every detail has been crafted to complement your lifestyle. Host gatherings in the beautifully appointed entertainment room, stay active in the modern gym, or simply relax knowing you’re part of one of Calgary’s most sought-after buildings. In addition to the incredible features of the condo and its building, East Village places you steps away from some of Calgary’s best dining, shopping, and recreational experiences. Walkable, vibrant, and engaging, the neighborhood offers the ultimate urban lifestyle. Complete with 2 TITLED underground parking stalls

and a designated storage locker, this property is a rare opportunity to own a piece of Calgary's most exciting neighborhood. This isn't just a condo—it's a lifestyle. Thoughtfully designed with every detail in mind, you'll find luxury, comfort, and convenience in every corner. Experience the very best of downtown living today!--