



GRASSROOTS
REALTY GROUP

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2006, 615 6 Avenue SE
Calgary, Alberta

MLS # A2232421



\$374,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	594 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EPR
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage

Inclusions: None

Unobstructed Bow River Views • High-Floor Privacy • Fully Enclosed Den (Fits Bed) • \$412,000 City Assessment + \$37K Titled Underground Parking Assessment for 2025 Rising 20 floors above the river, this East-facing 1 Bedroom + fully enclosed Den delivers the panorama, light, and lifestyle that define East Village living at its best. From sunrise over the Bow River to the downtown skyline glowing at night, every room frames a sweeping, uninterrupted view, no towers to block it. Inside, the layout is one of Verve's most functional: an enclosed Den with a sliding door that works as a true office or comfortably fits a twin bed, offering rare versatility for guests, hybrid work, or extra income potential. The modern kitchen features quartz countertops, stainless steel appliances, and a large island with seating. Floor-to-ceiling windows maximize natural light, while central A/C, in-suite laundry, and a private balcony add everyday comfort. This home also comes with titled underground heated parking and a separate storage locker, adding everyday convenience and long-term value. Residents enjoy access to Verve's premium amenities: • Sky Lounge & Rooftop Observation Deck (25th Floor) • 6th-floor indoor lounge with fireplace, games & full kitchen • Landscaped outdoor terrace with BBQs & firepit • Modern fitness studio • Bookable guest suites • Concierge, security, visitor parking & bike storage The location is unmatched. Steps to the RiverWalk, Central Library, Studio Bell, Superstore, cafés, the CTrain (within the free-fare zone), and East Village's growing dining scene. An off-leash dog park is less than 200m away. For investors, recent high-floor one-bedroom leases at \$1,850–\$2,100/month demonstrate strong rental demand. For end users, limited high-floor inventory

makes this home a rare chance to secure a river-facing residence in one of Calgary's fastest-evolving neighbourhoods. A lifestyle upgrade, an investment advantage, and a view you will never forget—welcome to Verve.