

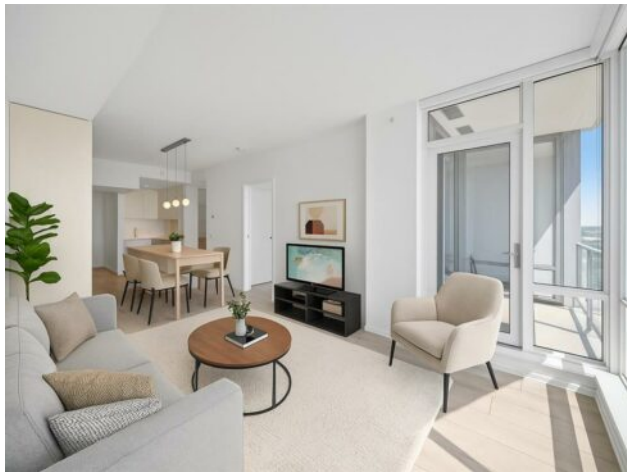


GRASSROOTS
REALTY GROUP

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2006, 615 6 Avenue SE
Calgary, Alberta

MLS # A2232421



\$368,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	594 sq.ft.	Age:	2019 (7 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

High-floor 1 Bedroom + 1 Den residence in Verve, East Village, offering unobstructed Bow River views and a quiet, private outlook. Located well above surrounding buildings, the unit benefits from increased privacy, reduced street noise, and consistent natural light compared to lower-floor suites. The enclosed den with a sliding door provides flexible use as a home office, guest room, or secondary sleeping area, supporting modern work-from-home and hybrid living needs. The unit offers approximately 594 sq.ft. of efficiently planned living space with minimal hallway waste. The open-concept kitchen is finished with quartz countertops, stainless steel appliances, and a functional island, while additional features include central air conditioning, in-suite laundry, and a private balcony oriented toward the river. One titled underground parking stall and a separate storage locker are included. Verve is a well-established concrete high-rise with resident amenities located on the 25th floor, including a Sky Lounge and rooftop observation deck. Additional amenities include a fitness centre, indoor residents' lounge with fireplace and kitchen, guest suites, concierge service, and secured visitor parking. The building is ideally positioned for daily downtown living. The Bow River pathway system and RiverWalk are less than 200 metres away (approximately a 2–3 minute walk). The Central Library is approximately 400 metres (about 5 minutes on foot). City Hall C-Train Station is approximately 500–600 metres away (6–7 minutes walking) and is located within Calgary's downtown free-fare zone. Calgary's downtown office core is roughly 800 metres to 1 kilometre (approximately 8–10 minutes on foot). Studio Bell, cafés, grocery options, restaurants, and everyday services are all accessible within a 5–10 minute walking

radius, allowing for efficient daily living with minimal reliance on a vehicle. A practical option for end users seeking a low-maintenance downtown home with flexible interior space, as well as buyers looking for long-term rental appeal in a central, walkable urban community with established infrastructure.