



GRASSROOTS
REALTY GROUP

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1204, 615 6 Avenue SE
Calgary, Alberta

MLS # A2233734



\$428,500

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	624 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 526
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: All Furniture in the unit

Welcome to this stylish 2-bedroom, 2-bathroom condo on the 12th floor of the sought-after Verve building in Calgary's vibrant East Village. Built in 2019, this FURNISHED, move-in ready unit features an open-concept layout, 9' ceilings, floor-to-ceiling windows, and breathtaking views of the downtown skyline and Bow River. The building offers premium amenities including a fitness centre, party room, rooftop lounge with fire tables and games (6th floor), and a stunning sky lounge on the 25th floor. Unbeatable location & steps to the C-Train, Riverwalk, Superstore, playgrounds, dog park, Eau Claire, YMCA, and top dining spots. Includes: Titled underground parking (P2 & Stall #217), Assigned storage (P3 & Room 309, Locker #87), ALL FURNITURE INCLUDED!!! Perfect for professionals, investors, or anyone seeking upscale urban living. The unit is tenant-occupied at \$2,500/month until October 2025. The tenant is interested in signing new lease if required.