



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2104, 615 6 Avenue SE
Calgary, Alberta**

MLS # A2240332



\$425,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Experience elevated city living in this spectacular 21st-floor corner unit in the Verve, located in the vibrant heart of East Village. With unobstructed southeast views overlooking the Bow River, Fort Calgary, Stampede Park, and downtown skyline, this 2-bedroom, 2-bathroom residence combines location, light, and lifestyle in one of Calgary's most walkable neighbourhoods. Floor-to-ceiling windows flood the open-concept space with natural light, while the set-back deep windowsills create an expansive, airy feel rarely found in high-rise condos. The 200+ sq ft wraparound balcony invites you to BBQ, lounge, and soak in the panoramic vistas day or night. Thoughtfully designed for comfort and style, the kitchen features sleek cabinetry, quartz countertops, a large island perfect for entertaining, and a built-in electric cooktop. The primary bedroom offers a tranquil retreat with stunning views and a modern 3-piece ensuite, while the second bedroom is ideal for guests, a home office, or den. A spacious 4-piece main bath, in-suite laundry room, and central air conditioning add to everyday convenience. The unit also includes a rare, oversized titled underground parking stall—big enough to fit a truck—and an assigned storage locker. The Verve offers exceptional amenities: a second-floor fitness centre, social lounge with kitchen and terrace, guest suites, and an exclusive 25th-floor rooftop patio and party room with unobstructed views. Perfectly positioned for active professionals, pet lovers, and investors alike. You're steps from the RiverWalk, bike paths, and an off-leash dog park across the street. The Central Library, Superstore, Studio Bell, and a growing list of East Village cafes, restaurants, and breweries are all within a 5-minute walk. Plus, you're in Calgary's free fare LRT zone for stress-free downtown commuting. Whether you're searching for a

pet-friendly river-view condo, a modern downtown home with amenities, or a turnkey rental in a high-demand location, this top-floor end unit delivers it all. Don't miss your opportunity to own one of East Village's most desirable views. Book your showing today.