



**GRASSROOTS**  
REALTY GROUP

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403, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2256246



**\$300,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	427 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Elevated urban living has never looked this affordable and luxurious! Welcome to the prestigious Verve building and this stunning 1-bedroom condo with 1 titled parking spot. Located in Calgary's vibrant East Village, you're just steps from the Bow River Pathway, Central Library, Studio Bell, the LRT and the city's best coffee shops, dining and entertainment. This is more than a home—it's a lifestyle! As soon as you step inside, you're met with rich wide plank flooring and a design that exudes modern elegance. The open layout features floor-to-ceiling windows which perfectly enhances the south-facing exposure and brings in natural sunlight throughout the day. The kitchen is sleek and incredibly functional with a large island, quartz counters, flat slab cabinetry, and high end appliances. You'll love the spacious balcony that's ideal for morning coffee or evening cityscapes. Enjoy the convenience of in-suite laundry, central air conditioning, and titled underground parking with a dedicated storage locker. You'll also have access to Verve's luxury amenities including a rooftop terrace with panoramic views, incredible fitness center, stylish indoor and outdoor lounges and BBQs, guest suites, and concierge service. Schedule a showing today and see for yourself!