



426, 615 6 Avenue SE
Calgary, Alberta

MLS # A2266941



\$449,900

Division: Downtown East Village

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 803 sq.ft. **Age:** 2018 (8 yrs old)

Beds: 2 **Baths:** 1

Garage: Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 521

LLD: -

Zoning: DC

Utilities: -

Heating: Fan Coil **Water:** -
Floors: Laminate, Tile **Sewer:** -
Roof: - **Condo Fee:** \$ 521
Basement: - **LLD:** -
Exterior: Concrete, Metal Siding **Zoning:** DC
Foundation: - **Utilities:** -
Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: N/A

Market aligned price adjustment- Welcome to Verve in East Village, one of Calgary's most sought-after addresses combining modern design, urban energy, and incredible views. This 2-bedroom, 1-bath home offers 180° panoramic views of downtown and the Confluence Historic Site, where the Bow and Elbow Rivers meet. Floor-to-ceiling windows fill the space with natural light, and the open-concept layout connects the kitchen, dining, and living areas seamlessly, making it perfect for both relaxing and entertaining. The modern kitchen features sleek cabinetry, quartz countertops, and built-in appliances, while the home also includes central A/C, in-suite laundry, and a private balcony to take in sunrise and sunset views over the city. Adding even more value, this rare unit comes with 5 titled underground parking stalls ALL RENTED INSTANT CASH FLOW. Verve offers premium amenities including a rooftop lounge and terrace, fitness center, guest suites, and concierge service, all just steps from the RiverWalk, Central Library, cafes, and the CTrain. It's downtown living with a riverside vibe — and a truly unique opportunity to own one of the most distinctive homes in the building. All stalls are rented out and returning big cashflow returns, property also includes a storage locker.