

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

426, 615 6 Avenue SE Calgary, Alberta

MLS # A2266941



\$474,900

Division: Downtown East Village Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 803 sq.ft. Age: 2018 (7 yrs old) **Beds:** Baths: Garage: Underground Lot Size: Lot Feat:

Heating: Water: Fan Coil Floors: Sewer: Laminate, Tile Roof: Condo Fee: \$ 521 **Basement:** LLD: Exterior: Zoning: Concrete, Metal Siding DC Foundation: **Utilities:**

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: N/A

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.