



GRASSROOTS
REALTY GROUP

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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: | - | | |

| | | | |
|-------------|---|------------|--------|
| 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.