



GRASSROOTS
REALTY GROUP

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1403, 615 6 Avenue SE
Calgary, Alberta

MLS # A2275491



\$249,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	431 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: NA

Welcome to The Verve, one of East Village's most sought-after addresses. This stylish 1-bedroom, 1-bathroom condo blends contemporary design with an unbeatable inner-city lifestyle — just steps from the Bow River, river pathways, parks, and Calgary's best urban amenities, most within a 5–15 minute walk. Inside, you'll find a thoughtfully designed open-concept layout ideal for both everyday living and entertaining. The sleek kitchen features white quartz countertops, integrated appliances, and a spacious island, while floor-to-ceiling windows flood the space with natural light and frame beautiful river and city views. Wide-plank flooring, designer lighting, and a generous private balcony complete the modern feel. This unit includes a leased underground parking stall paid through early 2026 (approximately \$130/month). The building also offers heated underground visitor parking, an enclosed loading dock for moves, and an assigned storage locker. Residents enjoy a full-service lifestyle with secure access to the lobby, parkade, and elevators, plus concierge service from 8am–8pm and overnight security. Amenities include a fully equipped fitness centre, an elegant lounge with kitchen and fireplace, a landscaped courtyard with firepit and BBQ area, and an incredible 25th-floor rooftop terrace with sweeping city views. A fully furnished guest suite is available for visiting friends and family, along with secure bicycle storage and a bike service bay. From your front door, you're steps to the LRT, Central Library, Studio Bell, Stampede Park, Bow River Pathway, and a vibrant mix of cafés, dining, and entertainment. This is your opportunity to own a turn-key condo with a view — and a lifestyle to match. Book your private viewing today.

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