



GRASSROOTS
REALTY GROUP

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1710, 615 6 Avenue SE
Calgary, Alberta

MLS # A2278158



\$319,888

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	554 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Insulated, Parkade, Paved, Secured, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: TV Mount

Experience refined inner city living from the 17th floor of Verve, a contemporary and secure high rise in the heart of East Village offering full concierge service and impressive resident amenities. This thoughtfully designed one bedroom, one bathroom plus den residence delivers both functionality and style, with expansive windows that frame beautiful views and flood the home with natural light. The primary bedroom is spacious and inviting, while the versatile den features a built in Murphy bed, making it ideal for overnight guests, a home office, or a flexible second sleeping area. The well appointed three piece bathroom includes a deep soaker tub and a practical layout that complements everyday living. The open concept design flows seamlessly through the kitchen, dining, and living areas, finished with sleek modern touches, in suite laundry, and air conditioning for year round comfort. Step outside to the covered balcony and enjoy elevated city views in every season. Living at Verve means having the best of East Village right outside your door. RiverWalk pathways, the CTrain, Superstore, cafes, restaurants, fitness studios, nail salons, Winners, and more are all just steps away, making this one of Calgary's most walkable and energetic neighbourhoods. Residents enjoy access to exceptional amenities across two levels. The sixth floor features a fully equipped fitness centre, owners lounge with a full kitchen, library, ping pong tables, BBQs, and an inviting outdoor social space. The twenty fifth floor rooftop terrace is a true highlight, offering breathtaking panoramic views of the city skyline, Bow River, and surrounding mountains. This home includes titled underground parking, a separate storage locker, secure underground visitor parking, and ample street parking for guests. Pet friendly and approved for mid term rentals, this is an excellent opportunity for

professionals, investors, or anyone seeking a stylish urban home in one of Calgary’s fastest growing communities.