



**GRASSROOTS**  
REALTY GROUP

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317, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2281946



**\$340,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Spice Racks x 2

Welcome to Verve &ndash; a high quality building by FRAM and Slokker, offering unmatched value and an array of top-notch building amenities. This immaculate 2 bedroom, 2 full bathroom condo offers an ideal floorplan, with flexibility to have multiple work-from-home spaces or easily accommodate having a roommate. Designed by the award winning international designer, Cecconi Simone, the floorplan is flawless, being very functional and efficient with clean and modern finishes. Upon entering the unit, you are greeted by a spacious foyer with room for a bench or shoe rack as well as a full-sized front closet. Further down the entry way, there is the perfect nook for an office desk or additional storage. The European-styled kitchen features sleek cabinetry, built-in appliances, custom-designed pendant lighting and a smart eat-in island that fits four. The kitchen is fitted with quartz countertops, a stainless steel under-mount sink with a pull-out faucet, mosaic tiled backsplash and under-cabinet led lighting. With bedrooms and bathrooms on opposite sides, privacy is maximized. The closets have been finished with custom closet organizers, providing plenty of storage. The modern bathrooms come with custom cabinetry, beautiful lighting, a luxurious soaker tub and a spacious shower with a glass enclosure. Floor to ceiling windows span the living room which opens up to an oversized balcony, encompassing a seamless blend of indoor/outdoor enjoyment. The unit is completed with in-suite laundry, a spacious titled parking stall and a storage locker. Residents of Verve enjoy full-time concierge services, a boutique hotel-feel lobby, plenty of visitor parking stalls and multiple secured bike rooms. Upscale amenities include a fully equipped gym and the sixth-floor lounge with a kitchen, comfy couches, fireplace, original artwork and outdoor terrace. The 25th floor rooftop patio

is stunning, providing the perfect spot for taking in the city's incredible views. East Village is one of Calgary's most vibrant and walkable neighbourhoods – steps to river pathways, parks, St. Patrick's Island, grocery stores, cafes at your doorstep and delicious restaurants right around the corner. Take advantage of the easy commuting with the close c-train in the free-fare downtown zone. Fall in love with East Village and begin your next chapter here.