



**606, 615 6 Avenue SE
Calgary, Alberta**

MLS # A2295616



\$326,990

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this standout 6th floor residence at Verve in East Village, thoughtfully designed as one of the building's most sought-after layouts. Originally featured as the builder's show suite, this floor plan was chosen for its exceptional flow, functionality, and livability, and it truly stands apart from other units in the building. Offering 1 bedroom plus a spacious den, this home delivers all the space you need without paying for a second bedroom. The den is generously sized and can comfortably fit a king sized bed plus end table. Making it ideal for guests, a home office, or flexible living that rivals a true two bedroom layout. Inside, you're welcomed by a smart, open-concept design with no wasted space. Unlike many comparable units, there are no long hallways or awkward corners, allowing for a larger, more functional living area. Floor-to-ceiling windows bring in an abundance of natural light, while modern finishes, in suite laundry, and air conditioning ensure everyday comfort. Step outside to your covered balcony, perfect for relaxing or entertaining year-round. Storage is a rare highlight here, with four deep closets throughout the unit, offering more capacity than most similar condos and even competing with many two bedroom layouts. The attention to detail continues with a dedicated storage locker located in a clean, enclosed room on P3, providing a more secure and private alternative to typical parkade storage. Positioned on the 6th floor, this unit offers the perfect balance, not too low, not too high, with direct access to Verve's best amenities just steps from your door. Enjoy the fully equipped fitness centre, party room, library, and expansive outdoor terrace without ever needing to wait for an elevator. Verve is known for its full concierge service and exceptional lifestyle offerings, including a stunning rooftop terrace on the 25th

floor with panoramic views of downtown Calgary, the Bow River, and the mountains. Located in the heart of East Village, you're just steps from RiverWalk, the CTrain, Superstore, cafes, restaurants, and everyday conveniences, making this one of Calgary's most walkable and dynamic communities. This unit includes titled underground parking, a separate storage locker, secure visitor parking, and is pet friendly and approved for mid-term rentals, offering incredible flexibility for both homeowners and investors. A rare opportunity to own one of Verve's best layouts, combining smart design, exceptional storage, and unbeatable access to amenities.