



**404, 615 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2301578**



**\$405,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	631 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 542
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** n/a

Welcome to Verve in Calgary's vibrant East Village &mdash; where urban lifestyle meets smart investment. This bright and thoughtfully designed 2-bedroom, 2-bathroom home offers a functional living space, ideal for professionals, couples, or anyone working from home. From the moment you step inside, you're greeted by an abundance of natural light pouring through floor-to-ceiling windows, creating an open and airy feel throughout. The contemporary kitchen features a sleek island, integrated appliances, and clean modern finishes, seamlessly connecting to the living space and extending out to your large private balcony. The primary bedroom includes its own ensuite, while the second bedroom/den provides the perfect flex space for a home office, guest room, or creative studio. One of the standout features of this home is the stunning east-facing exposure, offering beautiful river views and incredible morning light. The surrounding area is currently undergoing exciting growth, bringing new retail, amenities, and energy to East Village&mdash;further enhancing its reputation as one of Calgary's most dynamic communities. During this evolution, you can still enjoy open skies and natural light from your home, while quality construction and sound-insulated windows ensure a peaceful interior. As the neighbourhood continues to mature, this outlook is set to become even more vibrant, making this not only a great place to live today, but a smart long-term investment. Verve is a well-managed building known for its exceptional amenities, including a fitness centre, social lounge, guest suites, and a stunning 6th-floor terrace complete with BBQ areas. Adding to the appeal is the wonderful full-time concierge, providing convenience, security, and an elevated day-to-day living experience. Located in the heart of East Village, you're just

steps from the Bow River pathways, parks, cafes, restaurants, Studio Bell, and downtown Calgary. Book your private showing TODAY!