



2004, 615 6 Avenue SE
Calgary, Alberta

MLS # A2147527



\$520,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	629 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: -

Condo Fee: \$ 512

Basement: -

LLD: -

Exterior: Concrete, Metal Siding

Zoning: DC

Foundation: -

Utilities: -

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Inclusions: N/A

Welcome to this immaculate, contemporary 2-bedroom, 2-bathroom corner unit on the 20th floor, offering stunning views of the Bow River and Calgary Tower. The thoughtfully designed open floor plan is perfect for entertaining, featuring a sleek kitchen with integrated appliances, quartz countertops, and a spacious central island with a breakfast bar. This modern home boasts wide plank flooring, unique lighting fixtures, full-size ensuite laundry, and private balcony. Convenience is key with titled underground heated parking and secure assigned storage. The Verve offers luxurious amenities such as a concierge, spacious common areas with a cozy indoor lounge, a well-equipped exercise room, and a large patio area with a BBQ and fire pit. The 25th-floor observation deck provides spectacular downtown skyline views. Top-notch security includes full-time staff, concierge services, guest suites, and underground visitor parking. Ideally located steps from the river path system, shopping, restaurants, transit, and the impressive Central Library. Don't miss out — take a virtual 3D tour of this incredible home today!