



**GRASSROOTS**  
REALTY GROUP

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1603, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2150633



**\$285,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	426 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage		

**Inclusions:** N/A

One-bedroom, one-bathroom unit in the Verve building offers a prime location just steps away from the scenic walking paths along the Bow River. Featuring a bright, white, open-concept design, this residence boasts a stunning south-facing deck on the 16th floor, providing gorgeous views of Stampede Park and the Saddledome. The building offers amazing amenities including a rooftop patio and lounge, gym, guest suites, and a party room. Take advantage of this prime location, surrounded by some of the best restaurants, nightlife, parks, and entertainment that Calgary has to offer. Enjoy the perfect blend of convenience and luxury in this exceptional unit.