

1204, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2233734



## \$428,500

|                  |                                                |               |                  |
|------------------|------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown East Village                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)             |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                    |               |                  |
| <b>Size:</b>     | 624 sq.ft.                                     | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                              | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Garage Door Opener, Guest, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                              |               |                  |
| <b>Lot Feat:</b> | -                                              |               |                  |

|                    |                                                                                                    |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                                                                         | <b>Condo Fee:</b> | \$ 526 |
| <b>Basement:</b>   | None                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding                                                                             | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** All Furniture in the unit

Welcome to this stylish 2-bedroom, 2-bathroom condo on the 12th floor of the sought-after Verve building in Calgary's vibrant East Village. Built in 2019, this FURNISHED, move-in ready unit features an open-concept layout, 9' ceilings, floor-to-ceiling windows, and breathtaking views of the downtown skyline and Bow River. The building offers premium amenities including a fitness centre, party room, rooftop lounge with fire tables and games (6th floor), and a stunning sky lounge on the 25th floor. Unbeatable location & steps to the C-Train, Riverwalk, Superstore, playgrounds, dog park, Eau Claire, YMCA, and top dining spots. Includes: Titled underground parking (P2 & Stall #217), Assigned storage (P3 & Room 309, Locker #87), ALL FURNITURE INCLUDED!!! Perfect for professionals, investors, or anyone seeking upscale urban living. The unit is tenant-occupied at \$2,500/month until October 2025. The tenant is interested in signing new lease if required.