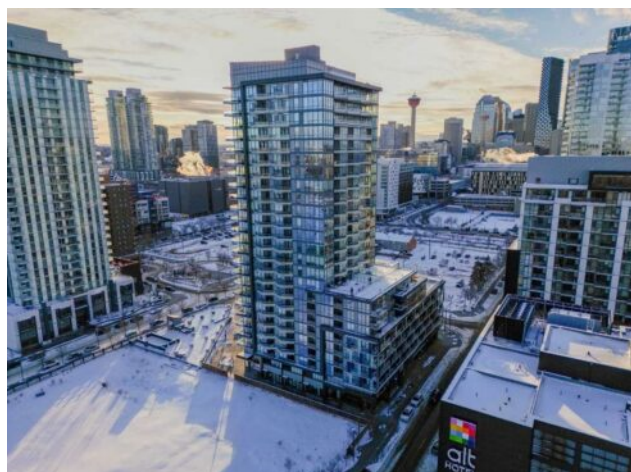


1309, 615 6 Avenue SE
Calgary, Alberta

MLS # A2192702



\$529,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	822 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Built in closet cabinetry

Welcome to Unit #1309 at Verve Condominiums, located in the highly sought-after East Village of Downtown Calgary. This exceptional corner unit boasts floor-to-ceiling windows with sunny northwest exposure, offering breathtaking panoramic views of downtown Calgary, the Bow River and the Rocky Mountains on a clear day! This modern residence features two spacious bedrooms, a den, two full bathrooms, and in-suite laundry. The expansive balcony provides the perfect space to enjoy the extraordinary views. Included with the unit is one titled parking stall (#100, P3) and one assigned storage locker (#130, P3). Designed for both comfort and style, this unit is equipped with central air conditioning, quartz countertops, built-in appliances, high-quality laminate flooring, and premium window coverings. Additional standout upgrades include enhanced lighting throughout, smart home integration which includes Nest Remote keyless entry, Nest Thermostat, Smart Dimmer Switches, and custom-designed closet organization, setting this unit apart from others in the building. Verve Condominiums offers exceptional amenities, including a fully equipped gym and recreation facilities on the sixth floor, guest suites on the fifth floor, and a rooftop patio and entertainment area on the 25th floor. Additional conveniences include visitor parking, bicycle storage in the parkade, and full-time concierge and security personnel in the lobby. The building is well-managed and meticulously maintained. Verve is ideally situated with excellent access in and out of downtown and is just minutes from shopping, groceries, and top-rated restaurants, including Charbar, Raw, and Nupo. The area is incredibly walkable, with easy access to the Riverwalk, a nearby dog park, community gardens, and a newly constructed pickleball court. Don't miss this incredible

opportunity—contact us today for more details or to schedule a viewing!