

1403, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2275491

**\$249,900**



<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	431 sq.ft.	<b>Age:</b>	2018 (8 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>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 319
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

<b>Inclusions:</b>	NA
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Welcome to The Verve, one of East Village's most sought-after addresses. This stylish 1-bedroom, 1-bathroom condo blends contemporary design with an unbeatable inner-city lifestyle — just steps from the Bow River, river pathways, parks, and Calgary's best urban amenities, most within a 5-15 minute walk. Inside, you'll find a thoughtfully designed open-concept layout ideal for both everyday living and entertaining. The sleek kitchen features white quartz countertops, integrated appliances, and a spacious island, while floor-to-ceiling windows flood the space with natural light and frame beautiful river and city views. Wide-plank flooring, designer lighting, and a generous private balcony complete the modern feel. This unit includes a leased underground parking stall (approximately \$130/month) with a lease in place until early 2027. The building also offers heated underground visitor parking, an enclosed loading dock for moves, and an assigned storage locker. Residents enjoy a full-service lifestyle with secure access to the lobby, parkade, and elevators, plus concierge service from 8am-8pm and overnight security. Amenities include a fully equipped fitness centre, an elegant lounge with kitchen and fireplace, a landscaped courtyard with firepit and BBQ area, and an incredible 25th-floor rooftop terrace with sweeping city views. A fully furnished guest suite is available for visiting friends and family, along with secure bicycle storage and a bike service bay. From your front door, you're steps to the LRT, Central Library, Studio Bell, Stampede Park, Bow River Pathway, and a vibrant mix of cafés, dining, and entertainment. This is your opportunity to own a turn-key condo with a view — and a lifestyle to match. Book your private viewing today.