

130, 615 6 Avenue SE
Calgary, Alberta

MLS # A2275979



\$3,000 per month

Division: Downtown East Village

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,491 sq.ft.

Zoning: DC

Heating: Forced Air

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Near Public Transit, Near Shopping Center, Street Lighting

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings

Stop paying for two separate spaces. This rare live/work unit in the VERVE building allows you to consolidate your professional and personal life into one high-performance location. With a combined 1,491 sq ft of space, you gain a professional street-front presence and a luxury residential retreat for a single monthly lease. The 768 sq ft main-floor commercial space is designed for high impact, perfect for a professional office, design studio, artist's studio, or boutique retail/consumer services. Situated on The Riff's; East Village's premier pedestrian street; the unit features floor-to-ceiling windows for maximum exposure and branding. The space includes a separate retail entrance, high ceilings, and an ADA-accessible two-piece bath, making it ideal for a boutique, professional agency, or design studio. Short-term street parking and neighboring retail anchors ensure consistent foot traffic for your business. The upper level is a private 723 sq ft residential suite. This one-bedroom home features high-end kitchen appliances, a private balcony, and modern finishes. Because the residential side has its own interior building access, you maintain total privacy from the commercial operation. The lease includes a storage locker and two underground heated parking stalls, eliminating the typical downtown parking struggle. Positioned steps from river pathways, transit, and world-class dining, this unit is the ultimate strategic move for a modern entrepreneur looking to optimize their time and overhead.