

1204, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2233734



## \$419,500

<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.