

1209, 615 6 Avenue SE  
 Calgary, Alberta

MLS # A2236848



**\$489,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 658
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Stone Counters		

**Inclusions:** Sofa in second bedroom.

Are you looking for a bright 2 bedroom, 2 bathroom corner condo in Verve? What about one that has gorgeous views of both downtown and the Bow River through floor-to-ceiling windows. This home features 2 bedrooms, den, 2 full bathrooms, and a private patio ideal for entertaining or relaxing while taking in the stunning surroundings. Inside, the open-concept layout is thoughtfully designed to combine luxury with practicality. The modern kitchen is equipped with sleek built-in appliances, generous cabinetry, and a spacious island that's perfect for meal prep or casual dining. The living and dining areas are strategically placed to maximize natural light and panoramic views, while the den adds versatility to suit your lifestyle. The primary suite is a river view retreat with a contemporary ensuite featuring a glass-enclosed walk-in shower. The second bedroom with views of DT with convenient access to the second full bathroom, complete with a deep soaker tub &mdash; perfect for unwinding after a long day. Throughout the unit, built-ins offer smart storage solutions, maintaining a clean and refined aesthetic. Soaring 9-foot ceilings enhance the sense of space and light throughout. Verve residents enjoy an exceptional suite of amenities, including a fitness centre and party room on the 6th floor, a rooftop observation lounge and deck on the 25th floor, a guest suite, and the convenience of a full-time concierge. This unit also includes a titled underground parking stall and a separate storage locker for added functionality. Located in Calgary's vibrant East Village, you're surrounded by some of the city's best dining, shopping, and entertainment. Enjoy immediate access to scenic river pathways, green spaces, a dog park, playground, and pickleball court. Just a short walk to the C-Train and countless urban amenities, this is truly

one of Calgary's most desirable and walkable communities.