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1610, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2207977



**\$339,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Downtown East Village              |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 555 sq.ft.                         | Age:   | 2018 (7 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Parkade, Titled, Underground       |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Fan Coil  | Water:     | -      |
| Floors:     | Laminate  | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 420 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Concrete  | Zoning:    | CC-EPR |
| Foundation: | -   | Utilities: | -      |
| Features:   | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters |            |        |

Inclusions: N/A

Welcome to lovely Condo at the sought-after Verve in Downtown East Village – a modern 1 bedroom plus Den, 1-bath high-rise apartment offering the perfect blend of style and convenience. Situated on the 16th floor with stunning west-facing views. This bright and airy unit features 9-foot ceilings and floor-to-ceiling windows. Enjoy a spacious Balcony that's perfect for taking in vibrant sunsets over downtown Calgary. The sleek Kitchen is equipped with quartz countertops and a central island with a breakfast bar. It features a stylish backsplash, a built-in oven, an electric cooktop and stainless steel appliances. The open-concept layout features a seamless flow between the Kitchen and Living Room, creating an inviting open floor plan perfect for entertaining or relaxing in comfort. The Primary Bedroom is generously sized while there is a Den with Glass door that is perfect to be the home office. A well-appointed 4-piece Bathroom and In-Suite Laundry add to the unit's functionality. Stay cool with central air conditioning and enjoy the convenience of titled underground parking. The Verve boasts premium amenities, including a fitness center, guest suite, party room, rooftop patio and recreation lounge. This home is ideally located just steps from the Riverfront Pathways, Prince's Island Park and Studio Bell. You'll also find Superstore, Bow Valley College and the Central Library just minutes away. It's a perfect choice for professionals, first-time buyers, or investors seeking vibrant urban living. Don't miss out on this exceptional opportunity!