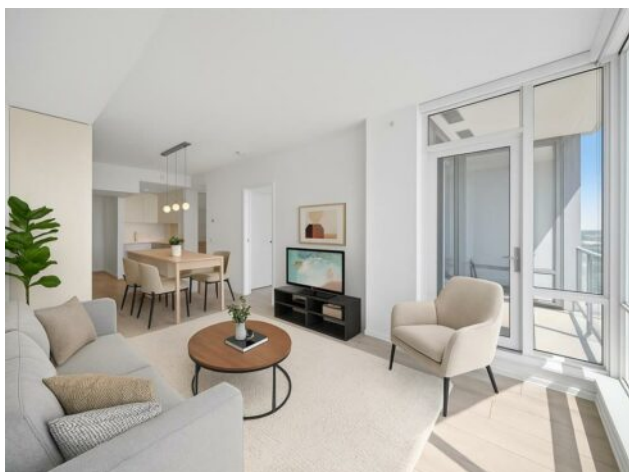


2006, 615 6 Avenue SE  
Calgary, Alberta

MLS # A2232421



\$389,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	594 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EPR
Foundation:	-	Utilities:	-

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage

**Inclusions:** None

Rising well above most listings in Verve, this 1 BED + FULLY ENCLOSED DEN on the 20th floor offers expansive Bow River and downtown skyline views with abundant natural light and privacy. The sliding-door DEN functions as a private office or fits a twin bed—ideal for flexible urban living. Includes titled underground parking + storage locker. Interior highlights: quartz counters, stainless appliances, central A/C, and in-suite laundry. Residents enjoy premium amenities—fitness studio, rooftop sky lounge, firepit terrace, BBQ deck, guest suites, and concierge—steps to RiverWalk, Central Library, caf  s, and CTrain. Recent high-floor rentals \$1,850–\$2,100/month highlight strong investor appeal, while limited high-floor supply makes this unit stand out as a rare lifestyle upgrade.