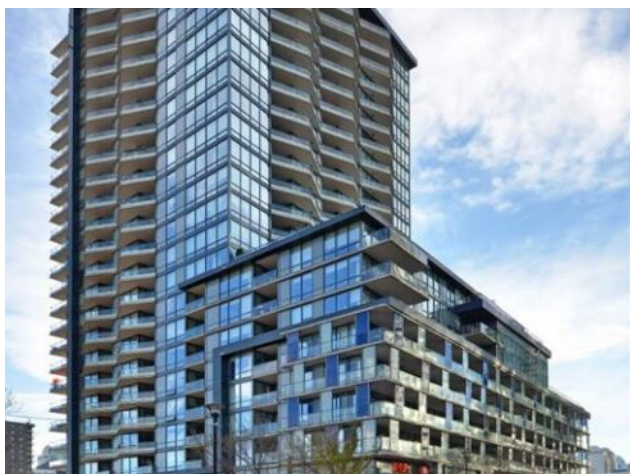


426, 615 6 Avenue SE
Calgary, Alberta

MLS # A2266941



\$449,900

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Market aligned price adjustment- Welcome to Verve in East Village, one of Calgary's most sought-after addresses combining modern design, urban energy, and incredible views. This 2-bedroom, 1-bath home offers 180° panoramic views of downtown and the Confluence Historic Site, where the Bow and Elbow Rivers meet. Floor-to-ceiling windows fill the space with natural light, and the open-concept layout connects the kitchen, dining, and living areas seamlessly, making it perfect for both relaxing and entertaining. The modern kitchen features sleek cabinetry, quartz countertops, and built-in appliances, while the home also includes central A/C, in-suite laundry, and a private balcony to take in sunrise and sunset views over the city. Adding even more value, this rare unit comes with 5 titled underground parking stalls ALL RENTED INSTANT CASH FLOW. Verve offers premium amenities including a rooftop lounge and terrace, fitness center, guest suites, and concierge service, all just steps from the RiverWalk, Central Library, cafes, and the CTrain. It's downtown living with a riverside vibe — and a truly unique opportunity to own one of the most distinctive homes in the building. All stalls are rented out and returning big cashflow returns, property also includes a storage locker.