

**802, 615 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2287702**



**\$409,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Quartz Counters, Recreation Facilities, Storage		

**Inclusions:** None

**MOTIVATED SELLER/ALL FURNITURE INCLUDED** - This is downtown living at its best. Welcome to this stunning corner unit in The Verve, located in the heart of East Village — one of Calgary’s most vibrant and walkable communities. This modern 2-bedroom, 2-bathroom condo features floor-to-ceiling windows with panoramic west-facing views, an open-concept layout flooded with natural light, and a sleek kitchen complete with quartz countertops, built-in oven, electric cooktop, and fully integrated appliances. The bright corner primary bedroom offers a stylish 3-piece ensuite, while the second bedroom is thoughtfully positioned on the opposite side of the unit beside a full 4-piece bathroom — ideal for guests, roommates, or a home office. Additional highlights include full-size in-suite laundry, central A/C, custom blinds, and a covered west-facing balcony with a BBQ gas line and space for patio furniture. The Verve offers exceptional amenities including full-time concierge, a fully equipped fitness centre, large social lounge with outdoor patio and fire tables, guest suites, bike storage, visitor parking, and a spectacular 25th-floor rooftop patio with breathtaking views of the downtown core, mountains, and river valley. All just steps from the River Walk, Bow River pathways, St. Patrick’s Island, Studio Bell, the Central Library, restaurants, cafés, and more. Underground titled parking and assigned storage included — an exceptional opportunity to own a premium corner unit in one of Calgary’s most desirable downtown locations.