

606, 615 6 Avenue SE
Calgary, Alberta

MLS # A2219154



\$369,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 603 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 497 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-EPR |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Stone Counters | | |

Inclusions: N/A

All the space you need — without paying for a second bedroom. Discover elevated living in this rare flagship 1-bed + den unit at Verve, ideally located in Calgary's Downtown East. Positioned on the 6th floor, this intelligently designed home offers unobstructed views of the Bow River and Confluence Park—enjoyed from the living room, bedroom, and oversized balcony. What makes Unit 606 stand out: Spacious & versatile layout: The large den is more than just an office—it comfortably fits a king-size bed with small nightstand, offering genuine flexibility for a 1+den. Exceptional storage: Thoughtfully designed with four closets, this home offers storage capacity that rivals many two-bedroom units—efficient and practical, with no wasted space. Comfort year-round: Naturally cool in summer and warm in winter thanks to ideal orientation and energy-efficient construction. Modern kitchen: Sleek built-in appliances, generous island, and clean contemporary finishes make this kitchen perfect for both cooking and entertaining. Bright interior: Floor-to-ceiling windows flood the space with natural light. Pocket and barn doors add style and maximize functionality. Private retreat: The primary bedroom offers river views and direct access to a spa-inspired bathroom—a true urban sanctuary. Everyday convenience: Includes in-suite laundry, titled underground parking, and a separate storage locker. Verve Amenities: Fitness centre, social lounge, guest suite, 6th-floor landscaped terrace 25th-floor sky lounge with panoramic views—perfect for fireworks nights or quiet evening escapes Prime East Village location: Directly across from St. Patrick's Island, Confluence Park, a community garden, and off-leash dog area. Steps from Studio Bell, Superstore, local cafés, restaurants, and the Stampede Grounds. Book

your private viewing today—or drop by the open house this Saturday!