

# \$349,900 - 508, 615 6 Avenue Se, Calgary

MLS® #A2223240

**\$349,900**

2 Bedroom, 2.00 Bathroom, 684 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to this beautifully designed East-facing residence in the sought-after Verve tower, where you'll enjoy unobstructed views of the Bow River and breathtaking sunrises every morning. With 684 square feet of thoughtfully utilized space, this home offers two bedrooms and two bathrooms, making it ideal for both comfortable living and versatile use. The second bedroom is perfectly suited as a guest room, home office, or den to suit your lifestyle needs.

The bright and airy layout is enhanced by contemporary finishes, creating a sleek and modern atmosphere throughout. The kitchen is both stylish and functional, featuring a spacious island, built-in refrigerator and dishwasher, and streamlined cabinetry. Floor-to-ceiling windows bathe the interior in natural light and frame stunning river views, while the East-facing balcony offers a tranquil spot to relax outdoors. Additional interior features include in-suite laundry and air conditioning for year-round comfort. A titled underground parking stall and a separate assigned storage locker are also included for your convenience.

As a resident of Verve, you'll enjoy access to an impressive selection of amenities, including a state-of-the-art fitness center, bookable guest suites, a rooftop boardroom with panoramic views, and generous indoor and outdoor entertainment spaces complete with kitchens and BBQs. The building also



offers concierge and security services, visitor parking, bike storage, and is pet friendly. Situated in the heart of Calgary's dynamic East Village, this location is second to none. World-renowned attractions such as the Central Library, Studio Bell, and the Calgary Stampede grounds are just steps away, along with trendy cafes, restaurants, and convenient retail options. For those who love the outdoors, the nearby off-leash dog park and Bow River Pathway system are less than 200 meters from your doorstep.

Built in 2019

**Essential Information**

MLS® #	A2223240
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	684
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	508, 615 6 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1S2

**Amenities**

Amenities	Community Gardens, Elevator(s), Fitness Center, Recreation Room,
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	Secured Parking, Visitor Parking, Guest Suite, Roof Deck
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer, Built-In Range
Heating	Fan Coil
Cooling	Central Air
# of Stories	25

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	38
Zoning	CC-EPR

### Listing Details

Listing Office	CIR Realty
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