

406, 615 6 Avenue SE
Calgary, Alberta

MLS # A2176977



\$350,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	617 sq.ft.	Age:	2018 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Owned, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: furniture & housewares

Experience urban living at its finest in the prestigious Verve building by FRAM+Slokker, nestled in Calgary's vibrant East Village. This stunning 616 sq ft condo offers a spacious one-bedroom layout plus a versatile "sleeper" den, perfect for a home office or guest space. Fully furnished and outfitted, this immaculate and bright condo is turn-key and move-in ready, perfect as your new home, a stylish pied-à-terre, or a lucrative investment property (monthly rentals only, no short-term rentals). Contemporary design elements shine throughout, featuring sleek quartz countertops, European-style cabinets, and high-end built-in appliances & finishes that create an inviting atmosphere. The open-concept living area is bathed in natural light from floor-to-ceiling windows, leading you to an oversized private balcony with a gas outlet—ideal for enjoying your morning coffee or evening gatherings with breathtaking east-facing river views. The bright bedroom features dual closets flanking the direct access to your cheater ensuite. The queen sized bed has built-in bedside lights and 6 storage drawers underneath for optimal function. The luxurious 4-piece bathroom boasts a soaker tub, tiled surround, modern fixtures and ample storage, enhancing your daily comfort. Residents of the Verve enjoy exclusive access to top-notch amenities on the 6th floor, including a state-of-the-art fitness center, a stylish social lounge/party room with full kitchen and a beautifully landscaped rooftop terrace complete with outdoor grills. A great place to host a party. An additional rooftop deck and social space on the 25th floor provide even more opportunities to unwind. Convenience is key, with a titled underground heated parking stall, bike storage, visitor parking, guest suite and a large storage locker included. There is 24 hour concierge/security and the building is

pet-friendly. Located in the heart of East Village, you're just steps away from the Bow River pathways, LRT, new Superstore, Shoppers & Winners, eclectic shops, trendy cafes, lush parks, and cultural highlights such as the Central Library and the National Music Centre. Don't miss this exceptional opportunity to embrace a vibrant urban lifestyle!