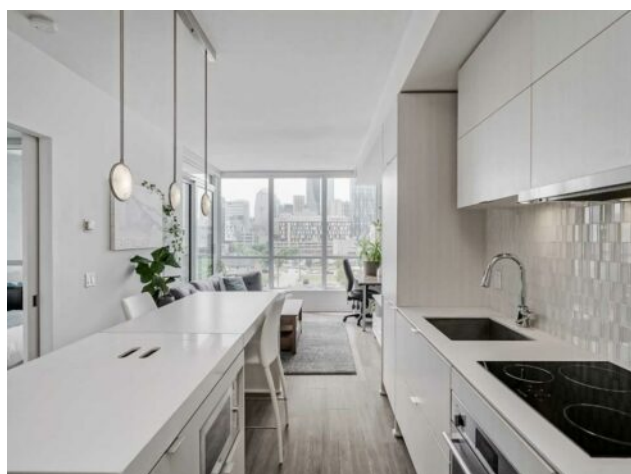


421, 615 6 Avenue SE
Calgary, Alberta

MLS # A2233603



\$315,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	566 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to the lovely Condo at the sought-after Verve in Downtown East Village – a modern 1 bedroom plus Den, 1-bath high-rise apartment offering the perfect blend of style and convenience. Situated on the 4th floor with stunning west-facing views. This bright and airy unit features 9-foot ceilings. Enjoy a spacious Balcony that's perfect for taking in vibrant sunsets over downtown Calgary. The sleek Kitchen is equipped with quartz countertops and a central island. It features a stylish backsplash, a built-in oven, an electric cooktop and stainless steel appliances. The open-concept layout features a seamless integration between the Kitchen and Living Room, creating an inviting open floor plan perfect for entertaining or relaxing in comfort. The Primary Bedroom is generously sized while there is a Den with Glass door that is perfect to be the home office. A well-appointed 4-piece Bathroom and In-Suite Laundry add to the unit's functionality. Stay cool with central air conditioning and enjoy the convenience of titled underground parking. The Verve boasts premium amenities, including a fitness center, guest suite, party room, rooftop patio and recreation lounge. This home is ideally located just steps from the Riverfront Pathways, Prince's Island Park and Studio Bell. You'll also find Superstore, Bow Valley College and the Central Library just minutes away. It's a perfect choice for professionals, first-time buyers, or investors seeking vibrant urban living. Don't miss out on this exceptional opportunity!