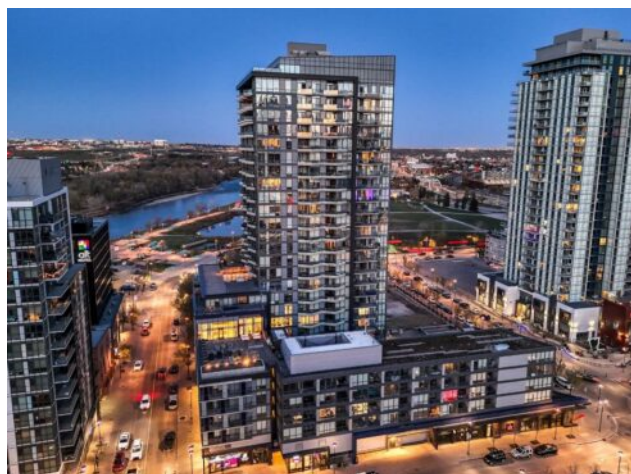


519, 615 6 Avenue SE
Calgary, Alberta**MLS # A2238826****\$335,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: N/A

Welcome to this exceptional west-facing 1-Bedroom + Den condo in the sought-after Verve building by FRAM+Slokker, ideally located in the heart of Calgary's vibrant East Village. This unique unit offers rare privacy with no neighbours above and only one shared wall, along with unobstructed wraparound views of the downtown skyline and Bow River through expansive windows on three sides of the living space—filling the home with incredible natural light throughout the day. Thoughtfully designed with open-concept living in mind, this modern condo features a stylish kitchen equipped with built-in appliances, quartz countertops, sleek European cabinetry, and a large multi-functional island that's perfect for both dining and entertaining. The living room is a true highlight, surrounded by wraparound windows that beautifully frame the city and river views, creating a space that feels open, airy, and inspiring. Step outside onto your good-sized west-facing covered balcony with a gas outlet—ideal for morning coffee or watching the sunset while enjoying the stunning skyline—rain or shine. This outdoor space serves as a private, peaceful extension of your living area. The generously sized bedroom offers a quiet retreat with a full closet. The elegant 4-piece bathroom features a deep soaker tub, tiled surround, and modern fixtures. The versatile den with sliding glass doors functions perfectly as a home office, reading nook, or guest area. Additional highlights include in-suite laundry, titled underground heated parking, and a large separate storage locker. Located in the mid-rise section of Verve, this unit enjoys the added convenience of a dedicated elevator that services only five floors—offering quicker access than the other three elevators in the tower. Even better, the fitness centre, social lounge, and two guest suites are all

conveniently located just steps away, making it simple to incorporate wellness, community, and hosting into your daily routine. Residents of Verve enjoy access to premium amenities, including 24-hour concierge and security, a fitness centre, a 6th-floor party room and social lounge with a full kitchen, and an outdoor terrace featuring BBQs, seating areas, and cozy gas fire pits. You'll also enjoy the exclusive 25th-floor sky lounge and patio offering panoramic city views—perfect for watching the Stampede fireworks. The building is pet-friendly (with board approval) and also offers bike storage, guest suites, and ample visitor parking. Just steps from the Bow River pathways, Simmons Building, Superstore, Central Library, National Music Centre, Scotiabank Saddledome, and some of Calgary's best cafés, dining, and culture—this is truly urban living at its finest. Don't miss this rare opportunity to own a private, view-filled unit in one of East Village's most desirable buildings. Book your showing today!