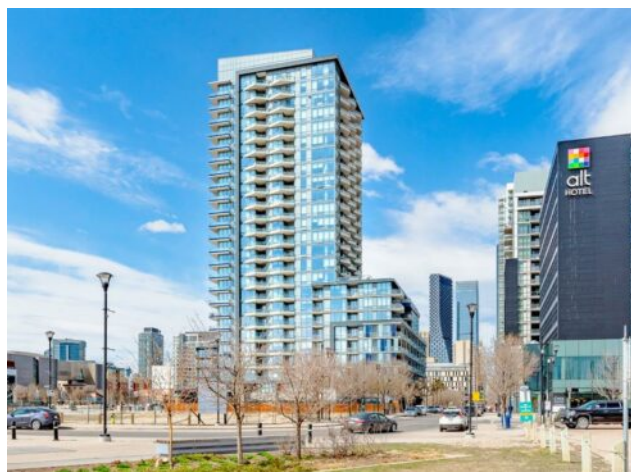


**508, 615 6 Avenue SE
Calgary, Alberta****MLS # A2261129****\$344,900**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

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.